

LANGLEY CITY

2016 Annual Report



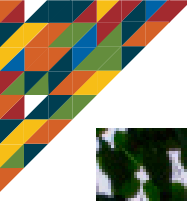
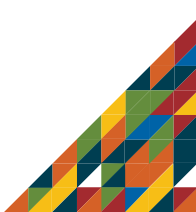


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The Coat of Arms and Flag
presented by the Chief Herald of Canada
are a unique expression of the City's natural and historic heritage.



CREST

Combines a mural coronet as a traditional heraldic emblem for municipal government with Maple leaves for Canada and Dogwoods for British Columbia. Above is a canoe, portage fashion, to celebrate the MacMillan expedition of 1824. It is tinctured ermine to recall the region's early involvement with the fur trade. Above the canoe is a black half lion from the Scots heraldry for MacMillan. The lion is also a powerful symbol of strength of purpose. Here it symbolizes the spirit of the community and the determination of citizens to defend the City's interests represented by the City's flag.

ARMS (SHIELD)

Symbolizes the historic crossroads of Old Yale Road (Fraser Highway), Glover Road and the horizontal British Columbia Electric Railway. The blue star of Innes in the centre of the crossroads reflects the original name of this crossroads — "Innes Corners", after the prominent pioneer and landowner Adam Innes.

MOTTO

"Strength of Purpose
Spirit of Community"

SUPPORTERS & COMPARTMENT

The blue and white bars symbolize the Nicomekl River which flows through the City. The grass represents the lands of the City, especially its original fields, while the lilies represent the special natural heritage of the region. The elk also represents this heritage, with the horse honouring pioneers and the role of horsepower in early agriculture and industry. The garbs or wheat sheaves in the collars and on the elk's medallion recall Langley Prairie and agriculture. The cog wheel for industry appears on the horse's medallion. The bezants or gold coins are the traditional symbol of commerce.

Our Vision

THE PLACE TO BE

Our Mission

A Vibrant, Healthy & Safe Community

Our Values

P EOPLE

Our customer service priority and way of doing business.

R ESPECT

How we treat people.

I NTEGRITY

How we carry out our responsibilities in an open and transparent fashion.

D YNAMICS

How we strive for innovation and search out ways to be more effective.

E XPERIENCE

How we strive to exceed expectations.

Full Circle Customer Service



The City of Langley places very high value on exceptional customer service. We are committed to providing training and resources that empower our staff to provide the best service possible to citizens and others who depend on our services, and with whom we interact.

For us, exceptional Customer Service is based on:

Courtesy and Respect

We value the concerns of our customers, no matter how big or small.

Timely Response

We are committed to addressing the concerns of our customers as quickly as possible.

Clear and Accurate

We will provide to our customers the most current and complete information available.

Follow Up

We will promptly follow up with our customers.

Accountability

We as individual staff members are truly committed to providing full circle service.



On behalf of City Council, I am pleased to present the 2016 Annual Report to our citizens, tax payers, and stakeholders, and am proud to report that we have maintained our 'debt-free' status while achieving some significant milestones for our community including the Timms Community Centre which officially opened in February 24, 2016.

This impressive civic facility serves as a community and cultural hub where residents and visitors alike can come together to access health and fitness opportunities, public information, community resources, civic services and educational resources at the Fraser Valley Regional Library (FVRL).

Langley City Council's mission is to achieve "A vibrant, healthy and safe community" and we have made significant strides to achieve this mission by developing the Homelessness Strategic Plan and the Crime Prevention Strategic Plan. The designated Homelessness Action Table and the Program to Deter Crime/Target Crime Hot Spots will advocate as well as work to implement the strategic plan recommendations in 2017.

Another great success was the second annual Neighbourhood Meetings where Council and senior staff met with residents to inform, listen and receive feedback on local issues. Langley City Council looks forward to the third annual neighbourhood meeting in fall 2017.

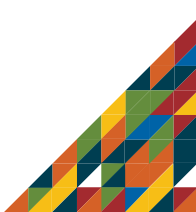
This year the City initiated the development of a new corporate brand and the creation of the 2017-2021 Strategic Plan. The new corporate brand will refresh the City of Langley's image, and the strategic plan will provide us with a new roadmap to guide and define the City's priorities. We look forward to unveiling both significant projects in 2017.

Langley City Council will continue working towards achieving our goals to enhance our community while being accountable to our citizens. Langley City Council is committed to improving the livability of our community, making the City of Langley "the Place to Be!"

Sincerely,

A handwritten signature in black ink, appearing to read "T. Schaffer". The signature is stylized with a long horizontal stroke at the end.

Mayor Ted Schaffer





(Left to Right) Councillor Arnold, Councillor Albrecht, Councillor Storteboom, Mayor Schaffer, Councillor Martin, Councillor van den Broek, and Councillor Pachal

Meet Langley City Council



Mayor Ted Schaffer

First elected as a Langley City Councillor in November 1990, and formally elected as Mayor in November 2014, Ted Schaffer has dedicated over two decades to building a vibrant, healthy and safe community that meets the current and future needs of residents, business owners and visitors of the City of Langley. He works diligently on behalf of citizens to ensure a positive quality of life for all Langley City residents. Mayor Schaffer, working alongside the rest of the Council team, believes in relationship building as an important part of any successful community and invites open dialogue and sharing of ideas as he strives to make his community the best that it can be. Mayor Schaffer and his wife, Jean, have been married for 44 years and have lived in the City of Langley for 37 years. They have two married daughters, Kirsten and Jennifer, and four grandchildren. When time permits, the Schaffers enjoy reading, walking, and fly fishing in the Merritt area high country.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole (Chair)
- Communities in Bloom
- Community Day Committee (Chair)
- Community Grant Committee (Chair)
- Finance Committee (Chair)
- Fraser Health Municipal Advisory Council
- Healthier Community Partnership (Co-Chair)
- Lower Mainland District RCMP Mayors Forum
- Timms Community Centre Building Advisory Committee
- Langley Christmas Bureau
- Mayors' Council on Regional Transportation
- Metro Vancouver Mayors Committee
- Metro Vancouver Zero Waste Committee



Councillor Jack Arnold

Born in Toronto in 1947, Jack moved to Vancouver in 1969 and to Langley in 1977. He was first elected to City Council in 1990 and has now served for 27 years. Jack was a winner of the 2003/2004 Award of Excellence from the Government of Canada and was also a recipient of the Queens Jubilee Medal for his public and community service. Jack is a former member of the Royal Canadian Air Force, a member of the Royal Canadian Legion Branch 21, the Langley City Parks Foundation, and has been involved with local youth for many years including drop-in sports and coaching football and roller hockey.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Advisory Planning Committee (Chair)
- Committee of the Whole
- Community Grant Committee
- Community Day Committee (Vice Chair)
- Community Day Parade Sub-Committee (Chair)
- CPR Railway, Township and City Advisory Panel (Alternate)
- Emergency Planning Committee (Chair)
- Finance Committee
- Langley Senior Resources Centre Society
- Parks, Recreation and Environment Advisory Committee (Alternating Vice Chair)
- Timms Community Centre Building Advisory Committee
- Tourism Langley (Alternate)
- Youth Commission



Councillor Paul Albrecht

Councillor Paul Albrecht has lived in the City for 24 years with his wife Christine. They have four children, three boys and a girl, and have one very independent cat. Paul was elected in 2014 to his first term in office. He loves to play hockey and enjoys cycling, traveling and spending time with his family. Paul loves the City of Langley because it has everything a person needs within a reasonable distance and it is a great place to raise a family. The community is unique because it has all the amenities one needs, yet retains the small town feel.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Advisory Planning Commission (Vice Chair)
- Committee of the Whole
- Community Grant Committee
- CPR Railway, Township and City Advisory Panel (Co-Chair)
- Finance Committee
- Fraser Health Municipal Advisory Council (Alternate)
- Fraser Valley Regional Library Board (Alternate)
- Joint School Board #35 /Municipal Liaison Committee (Co-Chair)
- Seniors Resources Centre Society (Alternate)
- Langley Walk Committee
- Langley Secondary School Round Table
- Magic of Christmas Parade Committee (Chair)
- Parks, Recreation and Environment Advisory Committee (Chair)
- Timms Community Centre Building Advisory Committee
- Youth Commission (Alternate)



Councillor Gayle Martin

Councillor Gayle Martin has lived in the City of Langley for 30 years. She's been a member of Council for 27 years, since 1990. She has a son, daughter-in-law and two grandchildren and couldn't be happier. She enjoys spending time with her family, especially on her son's boat and loves to travel and volunteer in the community. Councillor Martin loves living in the City of Langley because there is such a sense of community here.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Community Grant Committee
- Finance Committee
- Fraser Valley Regional Library Board
- Gateway of Hope Community Council
- Healthier Community Partnerships (Alternate)
- Langley Homelessness Task Force (Chair)
- Local Government Awareness Day (Vice Chair)
- Metro Vancouver Board of Directors (Alternate)
- Public Safety Advisory Committee (Alternating Vice Chair)
- Timms Community Centre Building Advisory Committee
- Tourism Langley



Councillor Nathan Pachal

Councillor Pachal was elected to Langley City Council in the 2016 by-election. Whether through his blog, working with various community groups and service on various City committees, Nathan has worked hard to bring forward awareness around intersecting components of sustainable and accessible community design. Councillor Pachal has appeared in print, radio and television talking about land-use and transportation issues in the region and believes the entire region is in need of a diverse transportation system that allows people to take transit, cycle, walk or drive.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Community Grant Committee
- Finance Committee
- Timms Community Centre Building Advisory Committee



Councillor Rudy Storteboom

Councillor Rudy Storteboom is born and raised in the Fraser Valley and has lived in Langley City for over 30 years. He lives in the downtown core and serves on his Strata Council at Paddington Station. Rudy is happy to have family and many life-long friends living in Langley City. This is Rudy's second term on council, having served from 2008-2011 and again since 2014. He enjoys going for walks in the downtown core and attending events in the community as well as connecting with friends and neighbours over coffee.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Communities in Bloom
- Community Grant Committee
- Finance Committee
- Langley Homelessness Task Force
- Joint School Board #35/ Municipal Liaison Committee
- Langley Homelessness Task Force (Alternating Vice Chair)
- Langley Refugee and Immigrant Advisory Committee
- Local Government Awareness Day
- Metro Vancouver Board of Directors
- Parks, Recreation and Environment Advisory Committee (Alternating Vice Chair)
- Public Safety Advisory Committee (Alternating Vice Chair)
- Timms Community Centre Building Advisory Committee



Councillor Val van den Broek

Councillor Val van den Broek has lived with her husband in Langley since 2000. They have 2 dogs, 2 cats and a fish. Val was elected to her first term in office in 2014. Val loves to travel with her husband to exciting places, whether it is an all-inclusive resort on the beach, or camping in a tent in the wilderness. Photography is another favorite past time and Val will often take 1000 pictures during a one day hiking trip! Councillor van den Broek loves walking in the trail system, attending the many community events and going out for a delicious meal downtown Langley City.

Council Committee Appointments for January 1, 2016 to December 31, 2016:

- Committee of the Whole
- Community Grant Committee
- Finance Committee
- Gateway of Hope Community Council (Alternate)
- Langley Christmas Bureau (Alternate)
- Langley Homelessness Task Force (Alternating Vice Chair)
- Langley Walk Committee
- Local Government Awareness Day
- Magic of Christmas Parade Committee
- Parks and Environment Advisory Committee (Chair)
- Timms Community Centre Building Advisory Committee
- Youth Commission



On behalf of City of Langley administration, I am pleased to present the 2016 Annual Report. The purpose of this report is to provide our citizens, tax payers, regulatory bodies and other stakeholders with an accurate, complete and reliable summary of city finances, initiatives and accomplishments over the past year.

As the Chief Administrative Officer, it is my job to provide overall management of municipal operations and, together with my senior management team and all City staff, facilitate the implementation of Council policies and programs.

The 2013 – 2017 Strategic Plan was created by Council and senior staff to identify and define our priorities, thereby providing direction in working to achieve our goals. The Plan outlines forty-nine initiatives in seven Key Result Areas which are: Infrastructure, Quality of Life, Communication, Revitalization, Environment, Protective Services and Organizational Development. I am proud to report that we have successfully completed many of the initiatives in the plan.

The following pages detail our progress in 2016. One notable accomplishment was the completion of the new Timms Community Centre. Some other exciting projects that were initiated in 2016 were the development of a new corporate brand for the City and the creation of a new 2017 – 2021 Strategic Plan. The strategic plan will provide us with a new roadmap to guide and define the City's priorities. Stay tuned for the reveal of these two exciting and significant projects in 2017.

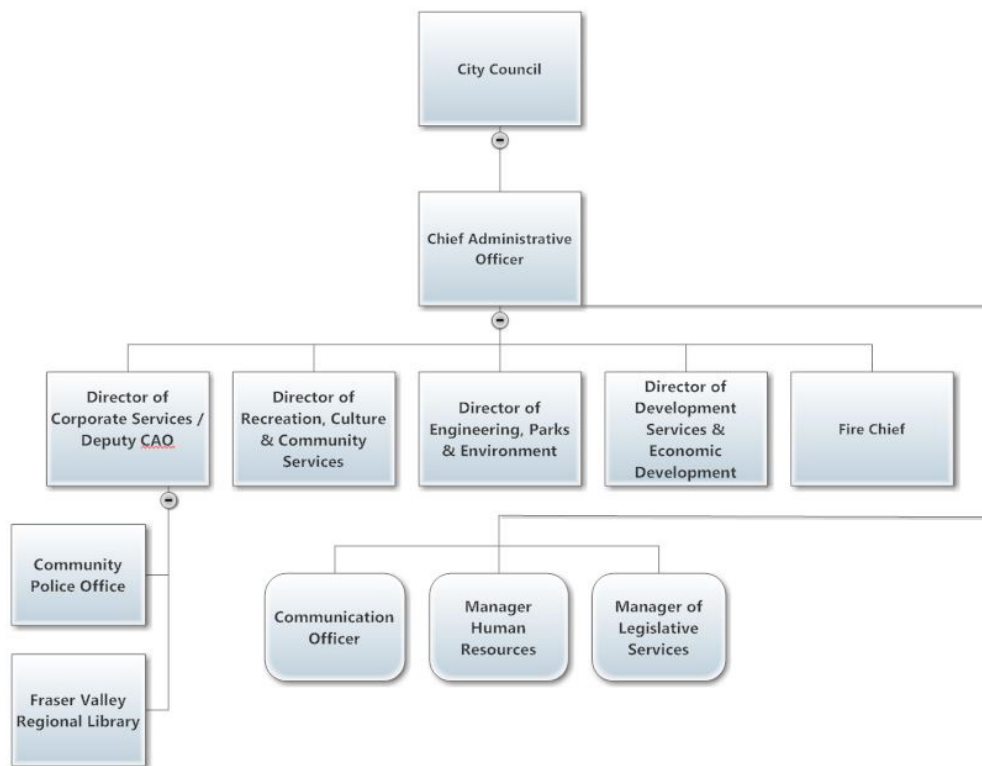
We will continue working towards attaining our goals to enhance our community while being accountable to our citizens. Our talented and dedicated team is committed to delivering quality programs and services and improving the livability of our community, making the City of Langley "the Place to Be!"

Sincerely,

A handwritten signature in black ink, appearing to read "Francis Cheung". The signature is fluid and cursive.

Francis Cheung, P. Eng.
Chief Administrative Officer





SENIOR MANAGEMENT TEAM

Francis Cheung Chief Administrative Officer (CAO)	604-514-2805
Darrin Leite Director of Corporate Services/ Deputy CAO	604-514-2806
Rick Bomhof Director of Engineering, Parks and Environment	604-514-2825
Gerald Minchuk Director Development Services and Economic Development	604-514-2815
Kim Hilton Director Recreation, Culture and Community Services	604-514-2866
Rory Thompson Fire Chief	604-514-2882
Judy Hale Manager of Human Resources	604-514-2803
Carolyn Mushata Manager of Legislative Services	604-514-4591

2013-2017 Strategic Plan

Initiatives

Key Results Areas

The role of the Corporate Strategic Plan is to guide all planning processes within the City of Langley based on three fundamental elements: our vision, our mission and our values. Built on input from Council, staff, citizens and other stakeholders, the strategic plan is a living document that will change as goals are achieved and the needs of the community evolve. Each key result area shares the same significance as the others in order to achieve our vision and our mission. Making progress in these key result areas will define our success over the life of the plan, and anchor our accountability to our individual and corporate citizens.

INFRASTRUCTURE

Continuous improvement and sustainability of our below ground, on the ground, and above ground infrastructure.

QUALITY OF LIFE IN OUR CITY

Services to people can be continuously improved in order to attract, retain, and serve citizens who will then champion our vision as “The Place to Be.”

COMMUNICATION

Communicating with our customers and partners, involving them in decisions which impact and interest them, and engaging them in public life.

REVITALIZATION

Of our downtown core, the visual impact of the public realm in our city, thereby enhancing our sense of pride.

ENVIRONMENT

How we protect, preserve, restore, sustain, and enhance our environment.

PROTECTIVE SERVICES

Ensuring our citizens feel safe and property is secure.

ORGANIZATIONAL DEVELOPMENT

Investing in our organization, its people, its processes and financial sustainability.

Community 2016!

The 2013- 2017 Corporate Strategic Plan outlines forty nine initiatives in seven Key Result Areas.

The majority of initiatives identified in the 2013 – 2017 Strategic Plan have been successfully completed. City Council and staff has now embark on the process of developing the 2017-2021 Strategic Plan that will shape the City's priorities and goals for years to come.

Key Result Area: Quality of Life

Initiative: Proceed with Timms Community Centre Construction project.

Accomplishment: Timms Community Centre, located at 20399 Douglas Crescent, officially opened its doors on February 24, 2016. Langley residents and visitors were invited to experience the official ceremony and the Centre's facilities first-hand with an afternoon of free classes and demonstrations. The grand opening was a huge success with over 700+ attending to view and experience

the state-of-the-art amenities including a gymnasium, fitness track, fitness room, weight room, spin room, games room, and multipurpose rooms.

Looking Ahead: With the new \$14.3 million facility complete, the Recreation department will continue to focus on the on-going initiative to promote healthy lifestyles and healthy community initiatives.



“ This facility is the civic heart of our community, a gathering place to meet, engage, connect, learn, celebrate and be active together. ”

Mayor Ted Schaffer





Key Result Area: Infrastructure

Initiative: Develop a long term plan for the stewardship of our infrastructure; including man-made infrastructure below grade, at grade, and above grade, and develop a finding strategy that ensures sustainability.

Accomplishment: Successfully obtained grants from Canada/BC Clean Water & Waste-Water Fund and ICBC for the 56 Avenue Utility Replacement and Road Improvement Project.

Looking Ahead: The 56 Avenue Utility Replacement and Road Improvement Project is planned to be completed in 2017, and the new City streetscape will improve the overall aesthetics of downtown Langley.



Key Result Area: Communication

Initiative: Work with other agencies to deliver key messages.

Accomplishment: Successfully worked with Metro Vancouver to distribute regional campaigns such as Love Food Hate Waste, We Love Water, Unflushables, and Lawn Watering Regulations.

Looking Ahead: The City will continue to work with Metro Vancouver to promote regional campaigns, and work with other local government agencies such as ICBC and the Langley RCMP to deliver significant key messages to the community.



Key Result Area: Revitalization

Initiative: Explore "attractors" to our downtown core such as special events and trip generators.

Accomplishment: The City partnered, permitted and hosted 76 community events.

Looking Ahead: Staff will develop a community events and festivals strategy to attract more community events to the City, and will explore partnerships with community groups to host more organized events and activities in downtown Langley.

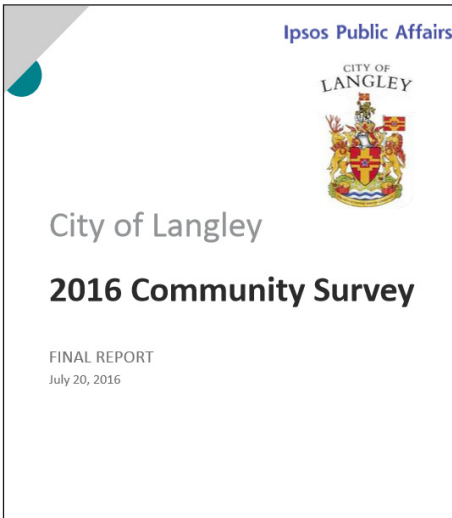


Key Result Area: Protective Services

Initiative: Update Langley Emergency Program

Accomplishment: The Langley Emergency Program's Information Officers updated the Langley Emergency Communication Plan.

Looking Ahead: The Langley Emergency Communication Plan will be finalized in 2017 and brought forward to be endorsed by Langley City Council.



Key Result Area: Organizational Development

Initiative: Research and understand the demographic changes and needs of our residents.

Accomplishment: Completed the 2016 Community Survey.

Looking Ahead: The survey is conducted every three years to obtain residents' feedback on municipal programs, services, and other important community issues and overall quality of life. The insight gained from the survey will help evaluate current programs and policies and ensure the City's plans continue to be in line with the needs and values of the community.



Key Result Area: Environment

Initiative: Update our Environmentally Sensitive Areas Plan

Accomplishment: Completed the Environmentally Sensitive Areas Study.

Looking Ahead: In 2017, Langley City Council amended the Official Community Plan (OCP) bylaw to incorporate the ESA mapping study.

Departmental Overviews



Office of the Chief Administrative Officer

The primary responsibility of the (CAO) is to lead the overall conduct of the City in pursuing the City's goals and objectives. The CAO provides advice to City Council on issues facing the City and provides direction to the Senior Management team in accordance with direction received from City Council together with various bylaws, policies, and the statutory requirements of the Community Charter and Local Government Act.

Office of the CAO

- Leads, directs and coordinates the activities of all City departments.
- Executes policies and decisions of Council.
- Conducts long range and corporate planning for the organization.
- Oversees the development and proper expenditure of the City's operating and capital budgets.
- Informs and advises on policy matters as requested by Council.
- Motivates and monitors performance to ensure standards are met, that priorities are pursued and that high quality City services are consistently delivered.
- Manages a continuing organizational development program to ensure good communication between departments and coordinated efforts to address City priorities.

Communications

- Coordinates public and media relations
- Develops key messages and speeches for City spokespeople
- Provides corporate communications
- Administers marketing and corporate brand management
- Provides design, production, and publishing support
- Oversees corporate website content and design
- Manages opt-in email service management
- Manages social media
- Provides community relations support
- Provides emergency communications support
- Provides communications support for all departments

Legislative Services Division

- Provides administrative assistance to the Office of the Mayor and Councillors.
- Supports Council and Committee meetings, including agenda and minute preparation and related issue follow-up and actions.
- Facilitates and coordinates the flow of information internally and externally to ensure Council, staff, citizens and stakeholders receive the information they need on City activities, initiatives, plans and issues.
- Prepares, processes and consolidates all City bylaws.
- Coordinates and manages the Council election process.
- Processes public requests for information under the Freedom of Information and Protection of Privacy Act.
- Coordinates special events on behalf of Council.
- Effectively liaises with other orders of government and non-government organizations.
- Coordinates and manages legal documentation for property, right-of-way and easement acquisition and discharge.

Bylaw Enforcement

- Administers and directs the operation of the Bylaw and Parking Enforcement Division, including development of operating procedures, drafting new regulatory bylaws in response to community issues.
- Administers parking enforcement.
- Administers animal control contract with Langley Animal Protection Society (LAPS).
- Responds to queries and complaints from the public by investigating and developing remedies as appropriate.

Human Resources Division

- Coordinates recruitment process
- Labour relations activities
- Oversees corporate training and development initiatives and coordinates departmental training and development
- Oversees occupational health and safety program (including disability management)
- Oversees compensation and benefits
- Coordinates job evaluation process
- Develops and implements human resources programs
- Provides advice, assistance and support in any matters that involve City employees

2016 Service Highlights and Achievements

Office of the CAO

- Completed the City's Crime Prevention Strategic Plan.
- Completed the City's Homelessness Strategic Plan.
- Completed the draft 2017-2021 Strategic Plan.
- Developed a Strategic Investment Plan to improve quality of life of our residents.
- Acquired several strategic properties.
- Worked with the RCMP and City staff to address the homeless camp at Nicomekl Park.
- Lobbied BC Housing to provide additional temporary shelter beds at the Gateway of Hope.
- Completed the shopping carts bylaw review.
- Established the City's approval requirements for the Langley Good Times Cruise-In Event.
- Reconfigured the City's Standing Committees structure.

Legislative Services

Supported the following Council and Committee meetings

- 46 Council Meetings
- 8 Parks and Environment Advisory Committee Meetings
- 4 Joint School District Municipal Liaison Meetings
- 2 Joint City/School District Staff Update Meetings
- 3 Board of Variance Meetings
- 4 Homelessness Task Force Meetings
- 4 Crime Prevention Task Force Meetings
- 1 Langley City Parks Foundation
- 1 Langley City Development Corporation Meeting
- 1 Corporate Planning Session

Communications

- Completed the Timms Community Centre MarCom Strategy including launching timmscommunity.ca
- Completed 2013-2017 Strategic Plan Progress Report and 2013-2017 Council & Project Highlights and Neighbourhood Meeting communication strategy
- Completed corporate communication documents and materials for all departments
- Revised communication project planning templates
- Completed Homelessness Backgrounder and FAQ
- Completed 2015 Annual Report
- Completed EOC Information Officer Designation
- Updated the Langley Emergency Program's Communications Plan
- Published the monthly Langley City eNewsletter and ebulletins as released
- Co-organized the three annual Neighbourhood Meetings
- Issued 55 media relations announcements
- Staff representative on Community Day Committee
- Completed corporate branding RFP, proponent selection, and discovery sessions

Administration

Coordinated the following events:

- Volunteer Appreciation Banquet
- Local Government Day
- Coordinated 5-City Hall and community flag raising events
- Timms Community Centre Design Unveiling Event
- Timms Community Centre Ground Breaking Event

Miscellaneous:

- Recruited volunteer members for 8 committees.
- Processed 30 Freedom of Information requests.
- Coordinated Council travel for 3 conferences and various other travel arrangements as required.

Bylaw Enforcement

- Responded to 6,110 Calls for Service
- Responded to 4,188 Homeless related calls
- Responded to 638 Animal Control Calls
- Issued 4,277 parking violations

Human Resources and Safety:

- Coordinated and published 34 job postings and job opportunity bulletins
- Recruited, hired and oriented 29 new employees
- Conducted 12 Joint Occupational Health and Safety Committee Meetings and 12 Fire Department Occupational Health and Safety Committee Meetings
- Coordinated and delivered 5 safety training sessions
- Coordinated 22 Occupational Health and Safety workplace inspections

Corporate Services

The Corporate Services Department oversee the financial operations of the City, safeguard the City's financial assets, coordinate the budget activities and maintain the City's technological infrastructure in a reliable and timely fashion to enhance the decision making process, public confidence and ultimately the delivery of services to the residents of the City of Langley.

The department's primary role is to provide a variety of support services to the City Council and other city departments. The department also acts as the City's principal contact for contract partners like the RCMP (Royal Canadian Mounted Police), LYFS (Langley Youth and Family Services and the FVRL (Fraser Valley Regional Library).

Finance Division

The Finance Division supplies the City's accounting and financial management requirements which include payroll, accounts payable, tax/utility billing and collection, cost control reporting, financial reporting, cash management and the annual budget preparation. The division is also responsible for risk management and maintaining insurance to protect the City and its assets from economic loss as the result of litigation, accident or a natural disaster.

The Revenue and Business Systems Manager coordinates staff computer training so that staff can take advantage of new functionality or a new application. The public have access to recreation registration, property tax information, geographical mapping, business and dog license and parking ticket payment options through the internet.

Information Technology Division

The Information Technology Division supplies computer services to the staff of the City to assist them in accomplishing organizational objectives. The IT Division ensures that the City data is secure from outside threat, operates in a virus-free environment, is backed up and that there are plans for failure or disaster. The division provides reliable, high performance computer systems that enable City staff to perform their job functions efficiently. The IT Division constantly strives to improve the City's network infrastructure and keep hardware and software up to date and enhance information and service delivery to the public through the internet.

Community Police Office

The Community Police Office is focused on crime prevention. The purpose of the Community Police Office is to bring the police closer to the community making it more convenient for citizens to report incidents while promoting the RCMP's commitment to community policing. It also allows the community to play an active role in policing the community through the involvement in various volunteer programs.

Langley Youth and Family Services

The service is supplied to assist the RCMP in attempting to minimize the entry of youth into the criminal justice system. The mandate of the service is to coordinate efforts between police, schools and other agencies to provide education and counselling to parents to gain control of their children. LYFS provides training and assistance to the RCMP members to improve their effectiveness when dealing with juveniles and family problems and assists in developing community programs to facilitate crime prevention. The Service works with the school district to identify pre-delinquent behaviour and in conjunction with the RCMP Crime Prevention Unit to set up programs aimed at crime prevention.

2016 Service Highlights and Achievements

- Compiled the 2016 Financial Plan and Capital Improvement Plan.
- Implemented the Barracuda computer back up system and launched the E-scribe Council Agenda software.
- Promoted the Tempest My City module allowing residents on-line access to property tax, utility, dog and business licence accounts expanding the number of users from 350 to 1,262 in 2016.
- Added an in-person weekend and after hours payment options for Tempest at the new Timm's Community Centre.
- There are 239 new client referrals made to Langley Youth and Family Services during the year with 1,535 Counselling sessions recorded.
- Sponsored the annual RCMP cadet camp for 100 kids between 10 – 12 years old



Engineering, Parks & Environment

The Engineering, Parks and Environment Department is dedicated to providing high quality service to existing and future ratepayers in a timely, responsible and effective manner in the areas of parks, environmental programs, transportation, sanitary, storm water, water and solid waste.

Engineering Services Division

- Processes subdivision applications, encroachment agreements, rights-of-way agreements, Highway Use Permits, Hydrant Use Permits, and Film Permits
- Processes public complaints and requests for service
- Medium and Long range infrastructure planning
- Administers capital projects
- Reviews development proposals and determine off-site works and servicing requirements
- Performs GIS mapping, record keeping, construction inspections
- Provides technical support and information to other departments
- Responsible for policy and planning for the department
- Liaison with various other governments:
 - TransLink (public transit, infrastructure grants, roads)
 - Metro Vancouver (liquid waste, water, solid waste, land use)
 - Province (transport, environment, health)
 - Canada (transport, environment, fisheries)
- Manages solid waste contract
- Administers a community garden site

Engineering Operations Division

- Administers and supervises the functions and activities of engineering operations
- Processes public complaints and requests for service
- Administers capital projects
- Performs maintenance and repair services for the road network including:
 - Street sweeping; sidewalks; snow clearing; signs; asphalt maintenance; streetlights; traffic signals; pavement marking
- Constructs maintain, operate and repair water, sanitary sewer and drainage infrastructure including:
 - Mains; service connections; fire hydrants; sample stations; water reservoir; pump stations; catch basins; culverts; ditches; valves; pressure control valves
- Responds to spills and contamination of watercourses
- Maintains, repairs and replaces City fleet except Fire Service vehicles.

Parks Operations Division

- Administers and supervises the functions and activities of parks operations
- Constructs and maintains parks, nature trails, tennis, basketball courts, sports fields, bike parks, water parks and playground equipment.
- Regular maintenance including:
 - grass cutting; tree plantings; flower plantings; boulevard maintenance; hanging baskets; public art; Christmas lights; garbage (boulevard & park); watering; sports field maintenance; trails maintenance
- Maintain park washrooms, playground equipment and structures.

2016 Service Highlights and Achievements

Engineering Services

- Processed new and on-going requests for engineering requirements including 5 Subdivision Applications, 9 Development Permits.
- Processed 39 Filming Permits.
- Processed 102 Highway Use Permits, 25 Hydrant Permits, and 19 Lawn Sprinkling Permits.
- 2016 Paving Program included Douglas Crescent east of 204 Street, Salt Lane, the Glover Road bus exchange and 51 Avenue east of 208 Street.
- Traffic calming and bike lanes on 53 Avenue from 200 St to 201A Street.
- 2016 Utility Replacement program included design and replacement of sewer main on 201A Street between 54 Avenue and Michaud Crescent, replacement of sewer and watermain on 203 Street between Grade Crescent and 49A Avenue, as well as watermain replacement on 199A Street north of 49 Avenue and 51 Avenue east of 208 Street.
- Completed the City Park Master Plan, and Buckley and Penzer Park Master Plans.
- Applied for and received funding for Federal Clean Water and Wastewater Fund for replacement of utilities on 56 Avenue. Project to be completed in coordination with surface works in 2017.
- Updated the Film Policy and associated fees.

- Awarded Western Economic Diversification Canada 150 Grant for Penzer Action Park, for construction to be completed in 2017.
- Hosted a Rain Barrel Truckload sale on 2 weekends with the City of Surrey.
- Hosted a Household Hazardous Waste Plus Recycling Event with the Township of Langley.
- Developed a conceptual design for the upgrade of Production Way in consultation with the property owners.
- Received Infrastructure Planning grant funding for update of Water and Sewer Master Plans – completed the water model update.
- Replaced the outlet culvert from Brydon Lagoon.
- Undertook at-grade rail crossing assessment as per new Transport Canada Guidelines.
- Developed a new Solid Waste bylaw reflecting current practices.
- Updated the Waterworks Regulation Bylaw.

Engineering Operations

- Responded to 1822 Requests for Service
- Utilities Construction:
 - Eliminated asbestos cement watermain on 48 Avenue between 200 Street and Grade Crescent and on 203 Street between 49 Avenue and 53 Avenue.
 - Installed new watermains on 199 A Street north of 49 Avenue and 51 Avenue east of 208th Street
 - Disconnected old services and installed new services at 15 different development sites
 - Installed a new water service for Penzer Park
 - Installed a new fire hydrant on the Langley Bypass near Collection Drive
- Utilities Maintenance:
 - Installed a new back up diesel generator at the Langley Bypass lift station.
 - Flushed & video inspected 1/6th storm & sanitary sewer mains
 - Service ½ of city fire hydrants, (approx. 265) & partial service, pressure test & leak check, on the remaining ½
 - Completed the annual unidirectional watermain flushing program
- In conjunction with Engineering Services completed a large streamside erosion protection project on the banks of the Nicomekel River in Portage Park.
- Demolished out buildings at 5651 198 Street as well as the old parks wing at the Operations Centre. Reorganized the Parks and Engineering Operations yards to improve efficiencies.
- Started work on the pedestrian walkway refurbishment program, scheduled to be complete in 2017.
- Painted parking stalls in the underground parking lot at City Hall
- Painted yellow curbs in the downtown core
- New equipment:
 - Over Seeder for sports field maintenance
- Equipment replacement:
 - Excavator and trailer
 - Tandem axle gravel truck (purchased but not received)
 - Tradespersons a ¼ tonne service truck
 - Parks ¾ tonne pick-up truck
 - Unit 207 By law enforcement vehicle

Parks Operations

- Received & responded to over 895 Requests For Service
- Replaced playground at Dumais Park
- Expanded plots and installed fully accessible plots at Linwood Park Community Garden
- Renovated Bike Skills Park at Penzer Park
- Replaced pedestrian bridge in City park to Al Anderson Pool
- Upgraded trails, creek channel and landscaping at Sendall Gardens
- Installed boardwalk and irrigation at Sendall Gardens
- Installed 5 new trail kiosks and trail maps in all kiosks
- Purchased and installed new Christmas Decorations for Timms Community Centre
- Resurfaced sports box at Douglas Park
- Installed 2 outdoor table tennis courts and foosball table at Douglas Park



Development Services & Economic Development

The Development Services & Economic Development Department is responsible for a broad range of physical, social, economic and community planning and development matters in order to achieve Council policies and development objectives while meeting community needs.

Administrative

- Prepares staff reports for Committees and Council on development applications and issues.
- Prepares departmental work programme and annual budgets for operating and capital budgets.
- Directs the work of consultants hired on contract basis for special projects.
- Prepares documentation, establishes and collects DCC's and other related fees, administration of security of deposits.

Planning

- Manages processing, and formal approval of development applications relating to the Official Community Plan, Zoning Bylaw, Subdivision Applications, Development Permits, Development Variance Permits, Land Use Contract Applications, Agricultural Land Commission Applications.
- Provides land use planning advice to City Council and implements Council directions on policy and development matters.
- Undertakes long range and policy planning work including the preparation and review of the Official Community Plan.
- Maintains mapping and geographic information systems in support of planning function.
- Maintains addressing and property information in City's Tempest Land system.
- Prepares and implements sustainability plans including annual GHG emissions reporting.

Building & Licensing

- Manages building applications, reviews and conducts building inspections to ensure public safety, health and disabled access to meet regulatory requirements.
- Reviews, inspects and enforces business license applications, cross connections, grease interceptors and storm water interceptors.
- Collects and compiles building statistics for the City and outside agencies including CMHC.

Economic Development

- Maintains current demographic and development data.
- Promotes strategic economic development promotional initiatives by partnering with local business groups.
- Encourages and promotes commercial, industrial and multiple-family residential development opportunities to developers and investors.



2016 Service Highlights and Achievements

Planning

- Completed ESA Study & Mapping –Introduced OCP Bylaw
- Updated Corporate Energy & GHG Emissions Plan inventory and submitted CARIP report (corporate GHG Emissions) for 2015 to the Province
- Completed Thrift Store and Donation Boxes regulations in Zoning and Business Licensing Bylaws
- Commenced comprehensive review of the Zoning Bylaw
- Commenced termination of Land Use Contracts
- Participated in Surrey Light Rail Transit Partner Committee
- Participated in South of Fraser Transit Service Optimization Committee
- Participated in TransLink Partner Project Agreement Framework Committee
- Participated in Crime Prevention Task Force
- Participated in Homelessness Task Force
- Participated in Zoning and Business Regulation Task Group

Building & Licensing

- Implemented year-end Business License renewals
- Processed 312 new Building Permit applications with a construction value of \$45.2 million (November 30, 2016)
- Processed 403 new Business License applications (2,418 Total Business Licenses (2016)
- Enhanced record management by scanning property file data base, as a means of improving customer service
- Participated in Regional Inter-Municipal Business Licensing Pilot Project (currently 64 IML licenses), extended pilot project to permanent status

Economic Development

- Completed the Economic Development Strategy
- Completed the Business Retention & Recruitment Strategy
- Completed 18 Commercial and Industrial Sector Business Walks
- Updated Community Profile and Statistical Profile
- Updated Economic Development Sector Profiles – Residential, Industrial, Specialty Food, Restaurants.
- Submitted nomination application for McBurney Plaza as a Great Place in Canada Award` from Canadian Institute of Planning (CIP)
- Submitted nomination application for "Open for Business Award" from UBCM BC Small Business Roundtable
- Submitted nomination application and received Award of Excellence -2016 Fraser Valley Commercial Building Awards –Timms Community Centre
- Continue to enhance Economic Development Website to improve our community's economic development profile
- Participated in Greater Langley Chamber of Commerce Elected Officials Event & UDI Fraser Valley Mayor's Forums in Township of Langley
- Completed Ministry of Transportation/Langley City Centre Attraction Signage (232nd Avenue-Glover Road)

Organizational Development/Communication Initiatives

- Filled vacant Building Inspector/ Plan Checker position
- Enhanced on-going community communication by participating in City E-Newsletter and Neighbourhood Meetings.
- Completed the 2016 Community Survey
- Spearheaded sponsorship funding campaign for Timms Community Centre generating \$175,000 in sponsorship funds



Fire Rescue Service

Provide the City of Langley with a highly effective and efficient Fire and Rescue Service.

Mission Statement Goals

- To inspire confidence and respect in the community regarding all Fire Department operations.
- To provide a safe working and living environment for Langley City residents and visitors through a high level of fire prevention activities and protection service.
- To be an innovative and progressive Fire Rescue Service.
- To provide the members of the department the highest level of training and personal protection possible.

Fire Operations

- Extinguishment of all types of fires
- Rescue trapped persons from dangerous situations
- Respond to all incidents involving hazardous materials
- Provide First Responder medical service
- Respond to non-emergency public assistance

Fire Prevention & Education

- Conducts prescribed fire and life safety inspections of all public buildings to ensure the safety of all occupants and compliance with the BC Fire Code
- Conducts building plan reviews with Development Services when requested to ensure buildings conform to the BC Building and Fire Codes
- Conducts fire and life safety training sessions
- Determines cause and origin of all fires
- Assists in business license inspections
- Provides fire safety public information sessions
- Establishes pre-fire plans for hazardous occupancies
- Works with the City by-law enforcement officers to ensure that current Fire by-laws are enforced

Training

- Train career and Paid-On-Call firefighters to meet recognized standards
- Ensure skills are maintained
- Train to mitigate community risks identified in the Hazard Risk Vulnerability Assessment (HRVA)
- Train to meet succession planning requirements
- Manage department's Occupational Health & Safety program

Emergency Planning

- Develop and maintain City emergency preparedness plans
- Conduct training and exercises for staff to manage catastrophic events
- Manage volunteers for emergency social services
- Ensure fire department business continuity

Administration

- Scheduling staff
- Managing payroll submissions
- Develop and manage training and development programs
- Manage Paid-on Call staff
- Long term planning
- Record keeping



2016 Service Highlights and Achievements

- The department responded to 3206 Calls for Service in 2016.
- There were 30 reportable fire losses in 2016 with 3 fire related injuries. Fire losses in 2016 totaled \$16,356,200.
- On-going training of city staff in Emergency Operations Centre (EOC) roles.
- On-going development and revision of department Operational Guidelines.
- Establishment of joint training with TOL Fire Department.
- Fire Prevention Week Open House.
- On-going fire inspector training for career firefighters.
- Established High School student work experience program.

2016 Training Calendar Highlights:

- Fire Officer I Program for POC Captains
- Ongoing First Responder certification
- First Responder Instructor Certification
- POC officer Emergency Scene Management Training;
- Supervisory Skills Program for all officers and acting officers;
- Vehicle Rescue training - ongoing
- Emergency Apparatus driving – POC firefighters;
- Emergency Scene Management 1 & 2 training
- Tours of high risk facilities.
- Rapid Intervention Team – Core Skills for POC & Career Firefighters
- Naloxone training for career staff



Police Services

Langley RCMP

The police service for the City of Langley is provided by the Royal Canadian Mounted Police (RCMP). The goal of the Langley RCMP detachment is in partnership with the community, to provide quality service, and a safe and secure community for the citizens of Langley.

In 2016 the police officers, staff and volunteers of the Langley Detachment of the Royal Canadian Mounted Police continued to protect the citizens of Langley through prevention and the reduction of crime in partnership with our community. In 2016, the detachment responded to 15,391 calls for service an increase of 1,971 or 15% more calls for service than 2015. As demonstrated in the table below, the numbers of calls for service varies from year to year based on a number of factors but a gradual increase overall is expected as the population increases.

City of Langley	Total 2016	Total 2015	Total 2014	Total 2013	Total 2012	Percentage Change 2015-2016
Crime Types						
All Property Offences	2821	2127	2265	2432	2496	+33%
Persons Related Offences	433	363	395	401	454	+19%

Table 1 Crime Statistics from PRIME-BC

The strategic implementation of our police resources are intelligence led by our crime analysts, information from concerned citizens as well as police officers engaged in conversations with people and conducting enforcement in areas where crimes occur. Monthly strategy meetings are held to ensure resources are addressing the evolving criminal trends and maximizing effectiveness.

Community Issues

We will continue to face challenges as the community changes as we have seen the increase of homelessness and persons with mental health issues. These are complicated issues that every community in the lower mainland faces. Our participation in the City of Langley's Task Force to address the social issue of homelessness and the Community Crime Prevention Strategic Plan will have our continued support and participation as we all are part of the solution.

BC RCMP Policing Priorities

The 2016 BC RCMP and Lower Mainland Policing Priorities included:

- Domestic Violence and Prevention
- Road Safety
- Crime Reduction

Domestic Violence and Prevention

In order to address this priority, a number of initiatives were implemented in 2016 at Langley detachment including monthly meetings between detachment members and community domestic violence support groups. All high risk domestic violence files were assigned to the Serious Crime section for investigation and all files involving domestic violence were given a higher level of supervision and review in order to ensure the highest quality of service for victims of domestic violence.

Road Safety

Our strategic goal to make our roads safer continues with campaigns to reduce the injuries from intersection violators, distracted and impaired drivers. In 2016, we responded to 381 motor vehicle collisions that number was up from 341 in 2015. This 12% increase in collisions is substantial but also consistent with an increase in our population (1.9% increase from 2015-2016) and the increased number of visitors to the city on a daily basis. Our efforts will continue in the form of traffic initiatives, public awareness campaigns and support from our citizen by reporting dangerous drivers and maintaining safe driving habits.

Crime Reduction

The analysis of statistical data with regard to crime trends within the City of Langley has been implemented and reports are provided on a monthly basis in order to target specific issues, locations and prolific offenders in order to reduce overall crime. This method of intelligence led policing has been key to targeting property crime and keeping our citizens safe.

Looking Forward

As we move forward into 2017 we will continue to work with citizens, partnering agencies and volunteers in our city. We ask that for the continued public support in reporting suspicious and criminal activity, not using a cellular phone while driving and always have a designated driver when consuming alcohol. Together we can make the City of Langley 'the Place to Be' and a safe home and community.



Recreation, Culture & Community Services

The Recreation, Culture and Community Services Department can be summarized in five distinct categories: Programming & Marketing, Facilities, Community Events, Partnerships and Committees, and Customer Service.

Programming & Marketing

- Plan, implement, and supervise a variety of registered recreation programs for all age groups including preschool, children, youth, adult, senior and family.
- Plan, implement, and supervise a variety of drop-in programs for all ages including: Parent & Tot Playtime, After 3, Youth Night, Girls Night, Recreational Volleyball, Pickleball, Badminton, Basketball, Line Dancing, Fitness classes.
- Operate and supervise usage of weight room, games room, fitness track, gymnasium and spin room in Timms Community Centre.
- Facilitate Red Cross Swim Kids program and Advanced Lifesaving programs at Al Anderson Memorial Pool.
- Supervision of length swimming, leisure swimming and aquatic fitness programs at Al Anderson Memorial Pool.
- Administer in conjunction with School District #35 the Operation Waterproof program for all grade five students in the district.
- Design, produce and distribute seasonal recreation guides. Distribution of 30,000 printed copies includes neighbourhoods in the City of Langley and select neighbourhoods in the surrounding areas (Township of Langley and City of Surrey).
- Design, produce and distribute in-house flyers and posters promoting programs, facilities and services.
- Administer the Volunteer Program including Point of Pride, program assistants and special events.
- Actively seek out and secure additional funding, grants, and donations for programs and services including the Summer Career Placement Program for summer day camp staff, Bike to Work Week, Move For Health Day to name a few.
- Administration of the Leisure Access Grant program to subsidize City of Langley residents in the pursuit of recreational opportunities.
- Plan, implement and administer the City of Langley Employee Wellness Program including discounted membership, wellness initiatives, outings and information.
- Administer and supervise special events held in the City of Langley by outside agencies/groups.
- Design and produce online marketing material (Recreation Guide, brochures) and provide content for the recreation pages on the City website and City's social media.

Facilities

City Operated

- Al Anderson Memorial Pool
- Douglas Recreation Centre
- Nicomekl Multi-Purpose Room
- Timms Community Centre
- Sport Fields
 - Process facility rentals for user groups at all City operated recreation facilities, sport fields and other sport facilities using ACTIVENET software.
 - Perform maintenance and repair services for all City operated recreation facilities as well as City Hall, Langley City Library, Community Police Office, City of Langley Fire Hall, Parks Operations Facility and Operations Centre.
 - Book private functions in City of Langley park facilities including City Park covered picnic area and Sendall Gardens Legacy Gazebo.
 - Organize usage of the sports box at Douglas Park and lacrosse box at City Park for ball hockey and lacrosse associations.
 - Book, schedule, and maintain the City of Langley Community Stage for community events.
 - Coordinate subsidies for sports-user groups in accessing of sports facilities in Langley.
 - Book and schedule the City of Langley Spirit Square Performance Platform.
 - Book and schedule McBurney Plaza.
 - Process field rentals for user groups at all City of Langley Parks using the ACTIVENET software.

Outside Agency Operated

- Langley Community Services Society
- Langley Seniors Resource and Recreation Centre
- Langley Twin Rinks
- Stepping Stone Society

Community Events

- Actively participated in the planning and implementation of 17+ community events
- Hosted 12+ paid seasonal or age-specific special events.
- Provided in-kind services (staff, equipment, supplies) for 18+ community events not hosted by the City
- Provided Free Community Programs including Dancing in the Park (Dancing for Dessert), Sounds of Summer Concerts - held in McBurney Plaza and Douglas Park Spirit Square. Each venue held one concert per week during July and August. Push Play Summer Drop-In - Family drop-in program held once per week during July and August; each day features a variety of crafts, games and activities based on a pre-determined theme.

Partnerships and Committees

Community Partners include:

- School District #35
- Langley Community Services
- Encompass Services
- Fraser Health
- Canlan Twin Rinks
- Langley Seniors Resource Centre
- Langley Meals on Wheels
- Healthier Community Partnerships
- Canadian Tire Jumpstart Foundation.

Program Partners:

- Fit 4 Two Prenatal
- Kyokushin Karate
- David Drees Kayaking
- Melody Jones – Ayanna's Tent
- Fraser Valley Taijiquan
- BC Centre for Elder Advocacy & Support

Committees:

- Langley Childhood Development Committee
- Langley Child and Youth Committee
- Public Partners Committee
- Douglas Park Community School Society
- Kid Sport
- Langley Canadian Tire Jumpstart
- Youth Hub Committee
- Regional Youth Week Committee
- Occupation Health and Safety Committee
- Regional Special Event Committee
- Healthier Community Partnerships
- Langley Seniors Action Table
- Municipal Volunteer Management Committee
- Langley Child and Youth Mental Health and Substance Use Local Action Team
- Community Day Committee
- Magic of Christmas (Parade) Committee
- Langley Walk Committee

Customer Service

- Processed registrations for City programs; memberships for fitness, aquatics, weight room, and games room; facility rentals for private, commercial and non-profit agencies; field bookings for sport user groups; special event applications; and, Leisure Access Grant Applications.



2016 Service Highlights and Achievements

- Grand Opening of Timms Community Centre on February 24, 2016
- First Year of Timms Community Centre Operation complete

Special Events:

	2016	2015
City	38	35
Partnership	17	21
Other	21	20

Facility/Field Rentals:

Facility	Hours Rented 2016	Hours Rented 2015
Douglas Recreation Centre	2 441	2 657.95
Al Anderson Memorial Pool	5 186.50 ***	3 042.30 ***
Timms Community Centre	515	No rentals occurred at Timms until 2016
Mobile Community Stage	110.25	133.80
City Park: Soccer	417	546
City Park: Baseball Diamonds	3 065.50	5 610.15
City Park: Lacrosse Box	356	336
City Park: Picnic Shelters	345.75	424.45
Sendall Gardens - Gazebo	11	6.30

***includes Flippers

Aquatics:

Program Participants	2016	2015
Public Swim	11 918	13 689
Lessons	2 057	2 922
Grade 5 Swim Program	1 482	1 292

Fitness:

	2016	2015
Drop-in Classes Offered (per week)	106	43
# Drop-in participants	3558*	3799
Registered Programs Offered	146	77
# participants in registered programs	1587	1445
Registered Volunteers	2	10
Employee Wellness Passes Sold	118	31
Personal Training Package Sold	17	2

*drop-ins tracked starting September

Youth:

	2016	2015
Total Drop-in participants	2454	1138
Youth Night	975	569
Youth Drop-in Basketball	440	n/a
Girls Night	294	195
Guys Night	269	22
Youth Week	89	141

Gymnasium:

	2016*
Badminton	422
Basketball	628
Open Gym	802
Pickleball	1003
Soccer	52
Volleyball	208
Table Tennis	256

*Stats only started in September 2016.

Timms Community Centre Drop-ins using a pass:

	2016	2015
Seniors	26380	9532
Adults	40022	29116
Students	2212	12
Youth	12630	5045
Children	6499	985
Family	1335	n/a
Total all ages	89078	44690





Langley Community
Farmers Market
Eat your food!

Strawberry
Rhubarb
Jam
\$2.00/lb
Lentils provided by
LEPS

PEROGIES
Pork and Onion
Dumplings
Sausage
\$2.00
The Best
of All
All in One Dish
\$2.00





2016 Declaration of Disqualification

The following information is provided in accordance with Section 98(2)(e) of the Community Charter, S.B.C.2003, c. 26, as amended. I hereby declare that there have been no applications for the declaration of disqualification of a Council member made pursuant to Section 111 of the Community Charter in 2016 pertaining to the City of Langley.

Dated: May 31, 2017



Paula Kusack
Deputy Corporate Officer



Director of Corporate Services Letter of Transmittal

May 30, 2017

Mayor Schaffer and Members of Council:

I am pleased to present the Consolidated Financial Statements of the City of Langley for the year ended December 31, 2016.

FINANCIAL STATEMENTS

The following statements are a requirement under Section 167 of the Community Charter and have been prepared by city staff in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board (PSAB) for the Canadian Institute of Chartered Accountants. It is the responsibility of the management of the City of Langley to prepare the Consolidated Financial Statements and to ensure the accounting procedures and systems of internal control are in place to safeguard the City's assets. The report is intended to provide reliable and accurate financial information of the City to residents, taxpayers and other readers.

The City's auditors, the public accounting firm of BDO Canada LLP, have given the city an unqualified audit opinion on the city's financial statements, stating in their opinion, that the statements present fairly, in all material respects, the financial position of the City as at December 31, 2016 and the results of its operations and its cash flows for the year then ended.

FINANCIAL OVERVIEW

With the use of sound financial principles, the City of Langley is debt free and in a solid financial position at the end of 2016. The City has a healthy net financial assets balance of \$32.8 million.

The City's accumulated surplus includes \$273 million in tangible capital assets (land, buildings, equipment and engineering structures like roads and utility pipes) which increased \$15 million in 2016 less the \$5 million in amortization expenses and the disposal of assets like vehicles being replaced.

With the exception of the Fire Service, Development Services, Recreation Services and a larger transfer to reserves, all the City's departmental operating expenditures for the year 2016 met the budgeted projections. The City collected \$25.2 million in taxation revenues and a further \$7.5 million in water and sewer user rates. The largest three operating cost centers are policing, engineering services and the fire service.

The City will build upon our key strategic priorities to enhance the well-being of our residents and continue to provide the high level of community services that make the City of Langley the Place to Be.

Respectfully submitted,



Darrin Leite, CPA, CA
Director of Corporate Services

Consolidated Financial Statements

CITY OF LANGLEY

Consolidated Financial Statements

Year ended December 31, 2016

MANAGEMENT'S RESPONSIBILITY

The management of the City of Langley (the "City") is responsible for the preparation of the accompanying consolidated financial statements and the preparation and presentation of all information in the Financial Report. The consolidated financial statements have been prepared in accordance with Canadian public sector accounting standards and are considered by management to present fairly the financial position and operating results of the City. The City's accounting procedures and related systems of internal control are designed to provide reasonable assurance that its assets are safeguarded and its financial records are reliable.

City Council accepts the consolidated financial statements and meets with management to determine that management has fulfilled its obligation in the preparation of the consolidated financial statements.

The City's independent auditor, BDO Canada LLP, has examined the consolidated financial statements and their report outlines the scope of their examination and their opinion on the consolidated financial statements of the City of Langley.



Darrin Leite, CPA, CA
Director of Corporate Services



Tel: 604 534 8691
 Fax: 604 534 8900
 langley@bdo.ca
 www.bdo.ca

BDO Canada LLP
 Suite 220 - 19916 64 Avenue
 Langley, BC V2Y 1A2 Canada

Independent Auditor's Report

To the Mayor and Council City of Langley

We have audited the accompanying consolidated financial statements of the City of Langley, which comprise the Consolidated Statement of Financial Position as at December 31, 2016, and the Consolidated Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted the audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly in all material respects, the consolidated financial position of the City of Langley as at December 31, 2016, and its consolidated results of operations, changes in net financial assets and cash flows for the year then ended, in accordance with Canadian public sector accounting standards.

BDO Canada LLP

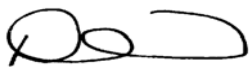
Chartered Professional Accountants

Langley, British Columbia
 April 24, 2017

CITY OF LANGLEY
Consolidated Statement of Financial Position
at December 31, 2016 with comparative figures for 2015

	2016	2015
Financial Assets		
Cash & cash equivalents (Note 2)	\$ 25,175,577	\$ 18,811,533
Accounts receivable		
Taxes and utilities receivable	4,409,628	4,097,740
Receivables from other governments	3,383,695	2,263,334
Other receivables	976,384	1,128,546
Portfolio investments (Note 2)	25,136,374	33,069,675
	<u>59,081,658</u>	<u>59,370,828</u>
Liabilities		
Prepaid property taxes	4,236,591	4,237,923
Accounts payable and accrued liabilities	9,333,337	10,599,750
Employee future benefits (Note 3)	317,848	310,496
Deferred revenue	1,038,886	1,140,483
Deferred development cost charges (Note 4)	11,321,971	11,369,337
	<u>26,248,633</u>	<u>27,657,989</u>
Net Financial Assets	<u>32,833,025</u>	<u>31,712,839</u>
Non-Financial Assets		
Prepaid expenses	117,375	78,024
Supplies inventory	107,332	82,213
Tangible capital assets (Schedule 4)	239,763,844	230,254,017
	<u>239,988,551</u>	<u>230,414,254</u>
Accumulated Surplus (Note 5)	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

See accompanying notes to consolidated financial statements.



Darrin Leite, CPA, CA
 Director of Corporate Services

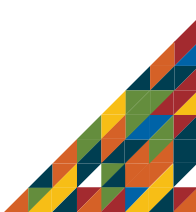


Ted Schaffer
 Mayor

CITY OF LANGLEY**Consolidated Statement of Operations****Year ended December 31, 2016 with comparative figures for 2015**

	2016 Financial Plan	2016	2015
	Note 13		
Revenues (Schedules 2 & 3)			
Property tax revenue (Note 6)	\$ 25,098,150	\$ 25,209,207	\$ 23,886,067
User fees and other revenue	10,480,705	11,208,035	10,422,529
Gaming proceeds	6,000,000	6,824,902	6,542,247
Government transfers (Note 7)	2,200,915	3,542,142	1,982,429
Investment earnings	338,500	729,759	799,069
Use of development cost charges (Note 4)	985,050	1,456,558	2,163,884
Contributed tangible capital assets	-	2,879,922	132,680
	45,103,320	51,850,525	45,928,905
Expenses (Schedules 2 & 3)			
General government services	4,732,715	4,373,817	4,195,075
Police service	11,093,910	10,304,268	10,216,540
Fire service	4,308,425	4,569,225	4,284,385
Other protective services	811,040	723,473	759,478
Engineering operations	6,097,460	5,591,962	4,722,118
Water utility	3,857,425	3,796,349	4,002,283
Sewer and drainage utility	3,239,585	3,174,167	3,292,462
Development services	1,078,455	1,101,431	978,905
Solid waste	619,740	619,253	593,534
Recreation services	3,633,205	4,325,750	3,419,297
Parks	2,412,825	2,337,957	2,269,932
Loss on disposal of tangible capital assets	-	238,390	191,162
	41,884,785	41,156,042	38,925,171
Annual surplus	3,218,535	10,694,483	7,003,734
Accumulated surplus - beginning of year	262,127,093	262,127,093	255,123,359
Accumulated surplus - end of year (Note 5)	\$ 265,345,628	\$ 272,821,576	\$ 262,127,093

See accompanying notes to consolidated financial statements.



CITY OF LANGLEY**Consolidated Statement of Change in Net Financial Assets****Year ended December 31, 2016 with comparative figures for 2015**

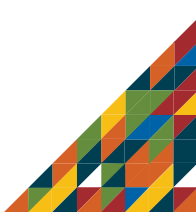
	2016 Financial Plan	2016	2015
	Note 13		
Annual Surplus	\$ 3,218,535	\$ 10,694,483	\$ 7,003,734
Change in capital assets			
Acquisition of tangible capital assets	(8,874,050)	(12,247,420)	(17,090,132)
Contributed tangible capital assets	-	(2,879,922)	(132,680)
Amortization	4,750,000	5,026,725	4,631,360
Proceeds from sale of tangible capital assets	-	352,400	53,938
Loss on disposal of tangible capital assets	-	238,390	191,162
	<u>(4,124,050)</u>	<u>(9,509,827)</u>	<u>(12,346,352)</u>
Change in other non-financial assets			
Decrease (increase) in prepaid expenses	-	(39,351)	20,852
Decrease (increase) in supplies inventory	-	(25,119)	14,506
	<u>-</u>	<u>(64,470)</u>	<u>35,358</u>
Increase (decrease) in financial assets	<u>(905,515)</u>	<u>1,120,186</u>	<u>(5,307,260)</u>
Net financial assets - beginning of year	31,712,839	31,712,839	37,020,099
Net financial assets - end of year	<u>\$ 30,807,324</u>	<u>\$ 32,833,025</u>	<u>\$ 31,712,839</u>

See accompanying notes to consolidated financial statements.

CITY OF LANGLEY
Consolidated Statement of Cash Flows
Year ended December 31, 2016 with comparative figures for 2015

	2016	2015
Cash Provided By (Used For)		
Operating Transactions		
Annual surplus	\$ 10,694,483	\$ 7,003,734
Items not involving cash:		
Recognition of development cost charges	(1,456,558)	(2,163,884)
Amortization	5,026,725	4,631,360
Amortization of investment premiums and discounts	33,301	37,121
Contributed tangible capital assets	(2,879,922)	(132,680)
Loss on disposal of tangible capital assets	238,390	191,162
Changes in non-cash working capital:		
Accounts receivable	(1,280,087)	(663,045)
Prepaid property taxes	(1,332)	46,792
Accounts payable and accrued liabilities	(1,259,061)	1,703,578
Prepaid expenses	(39,351)	20,852
Supplies inventory	(25,119)	14,506
Deferred revenue	(101,597)	434,485
	<u>8,949,872</u>	<u>11,123,981</u>
Capital Transactions		
Cash used to acquire tangible capital assets	(12,247,420)	(17,090,132)
Proceeds from sale of tangible capital assets	352,400	53,938
	<u>(11,895,020)</u>	<u>(17,036,194)</u>
Financing Transactions		
Receipt of deferred development cost charges and interest earned	1,409,192	1,796,227
	<u>1,409,192</u>	<u>1,796,227</u>
Investing Transactions		
Purchase of investments	(23,100,000)	(39,000,000)
Redemption of investments	31,000,000	27,000,000
	<u>7,900,000</u>	<u>(12,000,000)</u>
Increase (decrease) in cash and cash equivalents	<u>6,364,044</u>	<u>(16,115,986)</u>
Balance, beginning of year	18,811,533	34,927,519
Balance, end of year	<u>\$ 25,175,577</u>	<u>\$ 18,811,533</u>

See accompanying notes to consolidated financial statements.



CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

1. Significant accounting policies:

The City of Langley (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as policing, fire protection, public works, planning, parks, recreation and other general government services.

(A) Reporting Entity and Basis of Consolidation:

These financial statements have been prepared in accordance with Canadian public sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada. They consolidate the activities of all the funds of the City and the City's wholly-owned subsidiary Langley City Development Corporation.

(B) Basis of Accounting:

The City follows the accrual method of accounting for revenues and expenses. Revenues are normally recognized in the year in which they are earned and measurable. Expenses are recognized as they are incurred and measurable as a result of receipt of goods or services and/or the creation of a legal obligation to pay.

(C) Non-financial Assets:

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year, and are not intended for sale in the ordinary course of operations.

(D) Tangible Capital Assets:

Tangible capital assets are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight-line basis over the estimated life of the tangible capital asset, commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at fair value at the time of contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Land Improvements	10 to 30 years
Buildings	10 to 50 years
Vehicles	10 to 20 years
Furniture & Equipment	3 to 20 years
Transportation Infrastructure	10 to 100 years
Sewer & Drainage Infrastructure	10 to 80 years
Water Infrastructure	20 to 80 years

(E) Revenue Recognition:

Property tax revenue

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as property tax revenue in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as property tax revenue.

Through the British Columbia Assessment's appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for licences and permits, solid waste fees, and sewer and water usage are recorded as user fees and other revenue as services utilized and revenue earned.

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

Gaming proceeds

Gaming proceeds, a specific type of government transfer, are recognized in the period in which they are generated.

Government transfers

Government transfers, which include legislative grants, are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Transfers are recognized as deferred revenue when transfer stipulations give rise to a liability. Transfer revenue is recognized in the statement of operations as the stipulation liabilities are settled.

Investment earnings

Investment income is recorded on the accrual basis and recognized when earned.

Development cost charges

Developers are required to pay funds to offset the cost of required infrastructure development. The amounts are recognized as a liability and accrue interest until spent on the required infrastructure. When qualifying expenditures are incurred, Development Cost Charges are recognized as revenue as an offsetting funding source.

Contributed tangible capital assets

Developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City and recognized at the estimated fair market value.

(F) Use of Estimates/Measurement Uncertainty

The preparation of financial statements in accordance with Canadian public sector accounting standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenditures during the reporting period. Significant areas requiring use of management estimates relate to the determination of employee future benefit liabilities, provisions for litigation and claims, collectibility of accounts receivable and the useful lives of tangible capital assets. Actual results could differ from those estimates.

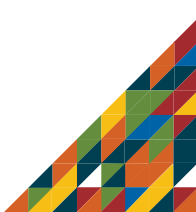
(G) Basis of Segmentation (Schedule 2 & 3):

Municipal services have been segmented by grouping services that have similar objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Interest is allocated to functions based on the purpose of specific borrowings.

(H) Contaminated Sites:

Governments are required to accrue a liability for the costs to remediate a contaminated site. Liabilities are recognized when an environmental standard exists, contamination exceeds the standard, the government has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities under the new standard, including sites that are no longer in productive use and sites for which the City accepts responsibility. There are no such sites that had contamination in excess of an environmental standard requiring remediation at this time. Therefore, no liability was recognized as at December 31, 2016 or December 31, 2015.



CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

2. Cash, cash equivalents and portfolio investments:

	2016	2015
Deferred development cost charges	\$ 11,078,455	\$ 10,806,439
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
Operating funds	10,000,157	13,016,566
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>
Cash and cash equivalents	\$ 25,175,577	\$ 18,811,533
Portfolio investments	25,136,374	33,069,675
	<u>\$ 50,311,951</u>	<u>\$ 51,881,208</u>

Cash and cash equivalents includes funds held in bank accounts at TD Canada Trust earning interest of prime rate less 1.65% (2015 - prime rate less 1.65%).

Portfolio investments, which include banker's acceptances and term deposits, have effective interest rates between 1.35% and 5.76% (2015 - 1.65% and 5.76%) with varying maturity dates up to 96 months. The market value of the investments as at December 31, 2016 was \$25,282,512 (2015 - \$33,260,106). Portfolio investments are recorded at amortized cost. Investments are written down to net realizable value when there has been a decline other than a temporary one.

3. Employee future benefits:

The City provides employee future benefits in the form of non-vested sick leave to qualifying employees. These benefits are accrued as earned and paid when taken by employees.

Employee sick leave is credited annually at 18 days per full year of service. Unused days are banked to a maximum of 120 days. The City does not pay out the value of the cumulative sick plan bank at retirement or termination of employment; however, the City could experience usage of these banks in periods leading up to retirement, resulting in a non-vested liability.

An actuarial evaluation of these benefits was performed to determine the City's estimated liability and accrued benefit obligation as at December 31, 2015. Actuarial losses are amortized over the estimated average remaining service life of employees. The next valuation will be as at December 31, 2018, with results available in 2019.

The employee future benefit liability at December 31, 2016 was \$317,848 (2015 - \$310,496), comprised as follows:

	2016	2015
Benefit liability - beginning of year	\$ 310,496	\$ 282,544
Current service cost	33,600	27,300
Interest cost	13,000	11,500
Benefits paid	(51,600)	(23,200)
Amortization of actuarial loss	12,352	12,352
Benefit liability - end of year	<u>317,848</u>	<u>310,496</u>
Unamortized actuarial loss	103,752	116,104
Accrued benefit obligation - end of year	<u>\$ 421,600</u>	<u>\$ 426,600</u>

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2016	2015
Discount rate	3.00%	3.00%
Expected future inflation rate	2.50%	2.50%
Merit and inflationary earnings increases	2.58-4.63%	2.58-4.63%
Estimated average remaining service life	10.4	10.4

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

4. Deferred development cost charges:

	Balance at Dec. 31, 2015	Contributions Received	Interest Earned	Use of development cost charges	Balance at Dec. 31, 2016
Drainage	\$ 2,325,291	\$ 165,561	\$ 39,992	\$ -	\$ 2,530,844
Public Open Spaces	5,006,480	61,701	83,270	(57,609)	5,093,842
Roads	1,661,102	476,564	31,346	(636,425)	1,532,587
Sewer	1,374,868	393,565	25,372	(476,956)	1,316,849
Water	1,001,596	114,919	16,902	(285,568)	847,849
	<u>\$ 11,369,337</u>	<u>\$ 1,212,310</u>	<u>\$ 196,882</u>	<u>\$ (1,456,558)</u>	<u>\$ 11,321,971</u>

5. Accumulated surplus:

Accumulated surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus is distributed as follows:

	2016	2015
Operating surplus		
General	\$ 1,293,380	\$ 1,282,874
Sewer & Drainage	1,138,317	1,136,117
Water	1,392,696	1,395,882
	<u>3,824,393</u>	<u>3,814,873</u>
Equity in tangible capital assets		
General	190,881,828	183,809,572
Sewer & Drainage	27,412,136	26,535,022
Water	21,469,880	19,909,423
	<u>239,763,844</u>	<u>230,254,017</u>
Reserves (Schedule 1)		
Statutory reserves	7,652,544	9,183,081
Non-statutory reserves	21,580,795	18,875,122
	<u>29,233,339</u>	<u>28,058,203</u>
	<u>\$ 272,821,576</u>	<u>\$ 262,127,093</u>

6. Property tax revenue:

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, and organizations providing regional services in which the Municipality has become a member. Total tax levies were comprised as follows:

	2016 Financial Plan	2016	2015
City tax levies	\$ 24,549,430	\$ 24,658,376	\$ 23,349,346
Grants in lieu of taxes	548,720	550,831	536,721
	<u>25,098,150</u>	<u>25,209,207</u>	<u>23,886,067</u>
Levies for other organizations			
School taxes		13,611,552	13,532,754
Translink		2,725,645	2,782,035
British Columbia Assessment Authority		404,755	403,882
Metro Vancouver		377,040	371,599
Downtown Langley Merchants Assoc.		402,029	382,884
Municipal Finance Authority		1,395	1,291
Total collections for others		<u>17,522,416</u>	<u>17,474,445</u>
		<u>\$ 42,731,623</u>	<u>\$ 41,360,512</u>

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

7. Government transfers:

	2016 Financial Plan	2016	2015
Federal Government			
Community works fund	\$ 127,680	\$ 127,680	\$ 123,525
	127,680	127,680	123,525
Provincial Government			
Hotel tax revenue	105,000	170,281	140,087
Carbon tax revenue sharing	20,175	20,229	20,194
Traffic fine revenue sharing	498,200	501,659	539,020
Infrastructure funding	490,000	1,547,070	-
	1,113,375	2,239,239	699,301
Municipalities and Regional Authorities			
Police capital adjustment	32,000	32,969	34,385
Langley Youth & Family Services	344,630	326,584	345,114
Emergency preparedness	34,980	17,170	26,291
Major road network	523,000	528,500	753,813
Infrastructure funding	25,250	270,000	-
	959,860	1,175,223	1,159,603
	<u>\$ 2,200,915</u>	<u>\$ 3,542,142</u>	<u>\$ 1,982,429</u>

8. Trust funds:

The City has excluded the following trust funds and associated cash and accounts receivable from the Consolidated Statement of Financial Position and related interest earnings and transactions from the Consolidated Statement of Operations:

	2016	2015
Langley Christmas Bureau	\$ 238,184	\$ 222,429
Refundable deposits	6,661,064	6,240,288
Road bond reserve	41,350	41,350
GVS & DD development cost charges	28,421	56,842
	<u>\$ 6,969,019</u>	<u>\$ 6,560,909</u>

These funds were received from the public for specific purposes or are deposited by developers and held by the City until all aspects for the development permit have been fulfilled.

9. Expenditures and expenses by object (Schedules 2 & 3):

	2016			2015
	Operations	Capital	Total	Total
Salaries & benefits	\$ 12,681,200	\$ 203,320	\$ 12,884,520	\$ 11,669,703
Goods and services	23,209,727	12,044,100	35,253,827	39,523,078
Contributed tangible capital assets	-	2,879,922	2,879,922	132,680
Total expenditures	35,890,927	15,127,342	51,018,269	51,325,461
Amortization	5,026,725	-	5,026,725	4,631,360
Loss on disposal of tangible capital assets	238,390	-	238,390	191,162
Total expenditures & expenses	<u>\$ 41,156,042</u>	<u>\$ 15,127,342</u>	<u>\$ 56,283,384</u>	<u>\$ 56,147,983</u>

CITY OF LANGLEY

Notes to the Consolidated Financial Statements

Year ended December 31, 2016 with comparative figures for 2015

10. Commitments:

- (A) The City of Langley has entered into a seven year solid waste management contract for January 1, 2015 to December 31, 2022. Annual payments under the agreement are approximately \$325,000.
- (B) The City of Langley provided Langley Community Services Society (formerly Langley Family Services) a 50 year lease for a City owned building at 5339 207 Street. The City of Langley provided a loan guarantee for the Langley Community Services Society to borrow not more than \$500,000 from Envision Credit Union to be applied to the cost of the construction of building.

11. Municipal pension plan:

The employer and its employees contribute to the Municipal Pension Plan (a jointly trustee pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31, 2015, the plan has about 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate is then adjusted to the extent there is amortization of any funding deficit.

The most recent valuation for the Municipal Pension Plan as at December 31, 2015, indicated a \$2,224 million funding surplus for basic pension benefits on a going concern basis.

The City of Langley paid \$980,408 (2015 - \$933,488) for employer contributions while employees contributed \$775,444 (2015 - \$741,580) to the plan in fiscal 2016.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution pension plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

12. Contingent liabilities:

A number of legal claims have been initiated against the City in varying and unspecified amounts. The outcome of these claims cannot reasonably be determined at this time.

CITY OF LANGLEY**Notes to the Consolidated Financial Statements****Year ended December 31, 2016 with comparative figures for 2015****13. Financial plan:**

The financial plan reported on the Consolidated Statement of Financial Activities represents the Financial Plan and Capital Improvement Plan bylaw adopted by City Council on February 15, 2016 and does not reflect any amendments approved after the original adoption.

The following reconciles the balanced statutory financial plan and the financial plan surplus reported on the Consolidated Statement of Operations.

	2016 Financial Plan
Surplus as per Financial Plan Bylaw No. 2980	\$ -
Capital asset additions	8,874,050
Transfer to non-statutory reserves	7,557,775
Transfer to statutory reserves	1,297,550
Amortization expense	(4,750,000)
Transfer from non-statutory reserves	(7,382,290)
Transfer from statutory reserves	(2,333,550)
Transfer from surplus	(45,000)
Financial Plan Surplus as per Consolidated Statement of Operations	<u>\$ 3,218,535</u>

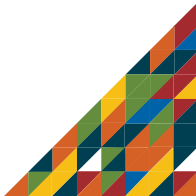
CITY OF LANGLEY

Schedule 1

Consolidated Schedule of Statutory and Non-statutory Reserves Year ended December 31, 2016 with comparative figures for 2015

Statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfer Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Capital Works	\$ 5,562,027	\$ -	\$ 1,315,690	\$ 92,727	\$ -	\$ (307,316)	\$ (2,677,760)	\$ 3,985,368
Equipment Replacement-Fire Dept.	1,473,878	-	55,000	24,495	-	-	(112,383)	1,440,990
Lane Development	250,954	-	-	4,144	-	-	-	255,098
Machinery Replacement	1,391,256	-	486,399	24,689	-	-	(480,066)	1,422,278
Off-Street Parking	225,231	-	10,944	3,809	-	-	-	239,984
Office Equipment Replacement	35,314	-	46,500	927	-	-	(41,482)	41,259
Parks and Recreation	208,005	-	177,500	4,548	-	(49,370)	(110,133)	230,550
P&R Future Projects	36,416	-	-	601	-	-	-	37,017
Total	\$ 9,183,081	\$ -	\$ 2,092,033	\$ 155,940	\$ -	\$ (356,686)	\$ (3,421,824)	\$ 7,652,544

Non-statutory Reserves	Balance at Dec. 31, 2015	External Contributions	Internal Transfers Additions	Interest	Internal Transfer Expenditures	Operational Expenditures	Capital Asset Additions	Balance at Dec. 31, 2016
Community Works	\$ 4,214	\$ -	\$ 127,680	\$ 237	\$ -	\$ -	\$ (127,680)	\$ 4,451
Future Policing Costs	2,979,336	-	221,544	48,752	(27,214)	-	(61,194)	3,161,224
Gaming Proceeds	8,449,597	-	6,824,902	164,918	(567,477)	(526,154)	(4,089,018)	10,256,768
Major Road Network Rehab	1,094,913	-	307,949	18,729	-	-	(326,909)	1,094,682
Sewer Future Capital	847,219	-	440,000	16,947	-	(59,893)	(110,443)	1,133,830
Sewer Insurance Claims	30,862	-	-	510	-	-	-	31,372
Special Bonds	3,740,698	497,370	-	66,984	-	-	(75,792)	4,229,260
Tax Stabilization	329,009	-	-	5,432	-	-	-	334,441
Water Future Capital	1,399,274	-	570,000	26,146	-	(66,035)	(594,618)	1,334,767
Total	\$ 18,875,122	\$ 497,370	\$ 8,492,075	\$ 348,655	\$ (594,691)	\$ (652,082)	\$ (5,385,654)	\$ 21,580,795



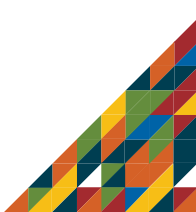
CITY OF LANGLEY
Schedule 2
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2016

	2016 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2016
Revenue														
Property tax revenue	\$ 25,098,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,092,207	\$ 25,209,207
User fees and other revenue	10,480,705	175,286	5,050	1,560	77,408	386,510	4,210,074	3,261,344	1,073,907	623,792	14,364	154,371	1,224,369	11,208,035
Gaming proceeds	6,000,000	279,859	-	-	-	-	-	-	-	-	237,618	50,000	6,257,425	6,854,902
Government transfers	2,200,915	-	534,628	-	343,754	2,105,407	-	-	190,510	-	197,414	-	170,429	3,542,142
Investment earnings	338,500	-	-	-	-	552,455	285,568	476,956	-	-	-	-	729,759	729,759
Use of development cost charges	985,050	-	-	-	-	1,333,547	738,100	808,275	-	-	-	141,579	-	1,456,558
Contributed infrastructure	-	-	-	-	-	-	-	-	-	-	-	-	-	2,879,922
Total Revenue	45,103,320	455,145	539,678	1,560	421,162	4,377,919	5,233,742	4,546,575	1,264,417	623,792	449,396	345,950	33,591,189	51,850,525
Expenses														
Operating														
Salaries & benefits	12,362,400	2,324,273	3,859	3,738,639	96,228	1,618,046	491,657	345,505	743,768	16,627	2,168,836	1,133,762	-	12,681,200
Goods and services	24,772,385	1,465,514	10,236,007	531,764	627,245	1,928,493	2,902,366	2,268,106	331,183	602,626	1,506,484	809,939	-	23,209,727
Loss (gain) on disposal of capital assets	-	(164,883)	-	-	-	128,311	59,304	207,107	-	-	3,598	4,953	-	238,390
	37,134,785	3,624,904	10,239,866	4,270,403	723,473	3,674,850	3,453,327	2,820,718	1,074,951	619,253	3,678,918	1,948,654	-	36,129,317
Amortization	4,750,000	584,030	64,402	298,822	-	2,045,423	402,326	560,556	26,480	-	650,430	394,256	-	5,026,725
Total Expenses	41,884,785	4,208,934	10,304,268	4,569,225	723,473	5,720,273	3,855,653	3,381,274	1,101,431	619,253	4,329,348	2,342,910	-	41,156,042
Excess (Deficiency) of Revenue Over Expenses	\$ 3,218,535	\$ (3,753,789)	\$ (9,764,590)	\$ (4,567,665)	\$ (302,311)	\$ (1,342,354)	\$ 1,378,089	\$ 1,165,301	\$ 162,986	\$ 4,539	\$ (3,879,952)	\$ (1,996,960)	\$ 33,591,189	\$ 10,694,483

Note 13

CITY OF LANGLEY
Schedule 3
Consolidated Report of Segmented Revenues and Expenses
Year ended December 31, 2015

	2015 Financial Plan	General government	Police service	Fire service	Other protective services	Engineering operations	Water utility	Sewer & drainage utility	Development services	Solid waste	Recreation services	Parks	Unallocated	2015
Revenue														
Property tax revenue	\$ 24,104,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,886,067	\$ 23,886,067
User fees and other revenue	10,039,985	122,839	4,468	-	79,798	176,117	4,224,378	3,221,678	989,643	705,229	20,043	18,297	860,039	10,422,529
Gaming proceeds	5,600,000	173,291	-	-	-	-	-	-	-	-	173,291	50,000	6,145,665	6,542,247
Government transfers	1,746,960	-	573,405	-	371,405	753,813	-	-	160,281	-	-	-	123,525	1,982,429
Investment earnings	364,400	-	-	-	-	-	-	-	-	-	-	-	799,069	799,069
Use of development cost charges	516,035	-	-	-	-	319,515	977,361	806,938	-	-	-	60,070	-	2,163,884
Contributed infrastructure	-	-	-	-	-	-	99,550	33,130	-	-	-	-	-	132,680
Total Revenue	42,371,830	296,130	577,873	-	451,203	1,249,445	5,301,289	4,061,746	1,149,924	705,229	193,334	128,367	31,814,365	45,928,905
Expenses														
Operating														
Salaries & benefits	11,867,460	2,277,835	2,652	3,370,514	113,591	1,437,324	449,235	349,731	663,869	17,161	1,671,443	1,062,487	-	11,415,842
Goods and services	23,899,515	1,291,522	10,147,906	589,592	645,887	1,237,368	3,148,838	2,371,341	287,341	576,373	1,579,239	811,400	-	22,686,807
Loss (gain) on disposal of capital assets	-	(570)	-	-	-	163,088	19,325	7,299	-	-	-	2,020	-	191,162
	35,766,975	3,568,787	10,150,558	3,960,106	759,478	2,837,780	3,617,398	2,728,371	951,210	593,534	3,250,682	1,875,907	-	34,293,811
Amortization	4,750,000	625,718	65,982	324,279	-	2,047,426	404,210	571,390	27,695	-	168,615	396,045	-	4,631,360
Total Expenses	40,516,975	4,194,505	10,216,540	4,284,385	759,478	4,885,206	4,021,608	3,299,761	978,905	593,534	3,419,297	2,271,952	-	38,925,171
Excess (Deficiency) of Revenue Over Expenses	\$ 1,854,855	\$ (3,898,375)	\$ (9,638,667)	\$ (4,284,385)	\$ (308,275)	\$ (3,635,761)	\$ 1,279,681	\$ 761,985	\$ 171,019	\$ 111,695	\$ (3,225,963)	\$ (2,143,585)	\$ 31,814,365	\$ 7,003,734



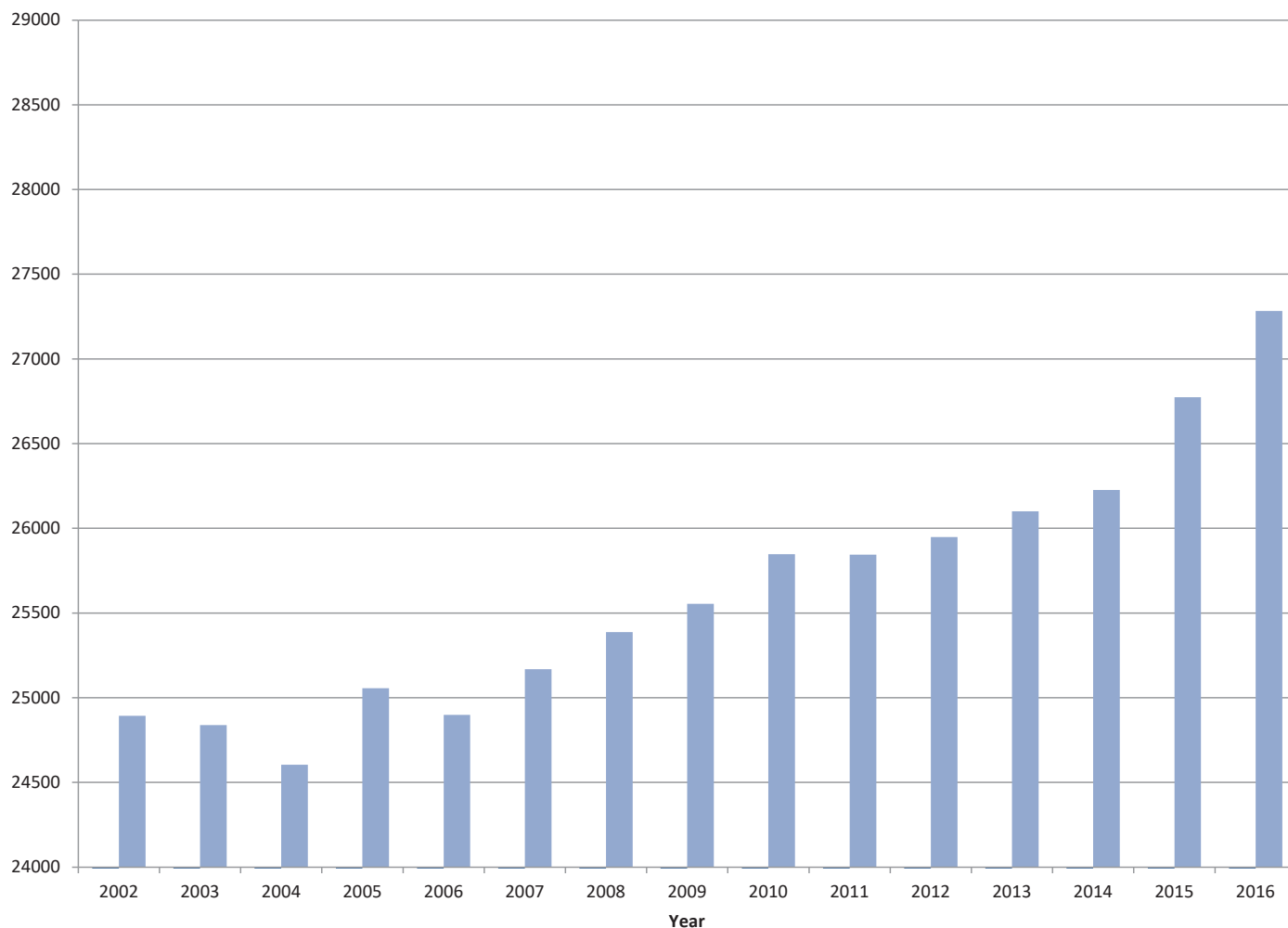
CITY OF LANGLEY

**Schedule 4
Schedule of Tangible Capital Assets
Year ended December 31, 2016 with comparative figures for 2015**

	2016	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost										
Opening cost	\$ 66,277,337	\$ 7,641,879	\$ 38,477,047	\$ 6,556,864	\$ 6,450,591	\$ 120,124,515	\$ 42,851,328	\$ 29,179,590	\$ 317,559,151	
Additions	370,045	791,276	1,782,039	369,145	1,240,232	6,919,565	1,640,875	2,014,165	15,127,342	
Disposals	(185,117)	-	-	(96,693)	(46,529)	(429,191)	(370,564)	(213,133)	(1,341,227)	
	66,462,265	8,433,155	40,259,086	6,829,316	7,644,294	126,614,889	44,121,639	30,980,622	331,345,266	
Accumulated amortization										
Opening balance	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134	
Amortization expense	-	276,821	1,367,309	330,009	278,558	1,822,970	556,654	394,404	5,026,725	
Disposals	-	-	-	(85,140)	(40,531)	(307,480)	(163,457)	(153,829)	(750,437)	
	-	3,702,569	13,724,532	4,305,101	4,894,186	38,734,789	16,709,503	9,510,742	91,581,422	
Net book value	\$ 66,462,265	\$ 4,730,586	\$ 26,534,554	\$ 2,524,215	\$ 2,750,108	\$ 87,880,100	\$ 27,412,136	\$ 21,469,880	\$ 239,763,844	
	2015	Land	Land Improvements	Buildings	Vehicles	Furniture & Equipment	Transportation Infrastructure	Sewer & Drainage Infrastructure	Water Infrastructure	Total
Historical cost										
Opening cost	\$ 66,277,337	\$ 7,288,101	\$ 30,043,067	\$ 6,309,144	\$ 6,215,531	\$ 117,002,257	\$ 40,869,520	\$ 27,258,313	\$ 301,263,270	
Additions	-	353,778	8,433,980	574,312	246,794	3,532,748	2,097,128	1,984,072	17,222,812	
Disposals	-	-	-	(326,592)	(11,734)	(410,490)	(115,320)	(62,795)	(926,931)	
	66,277,337	7,641,879	38,477,047	6,556,864	6,450,591	120,124,515	42,851,328	29,179,590	317,559,151	
Accumulated amortization										
Opening balance	-	3,143,894	11,465,064	4,025,193	4,350,319	35,615,648	15,838,139	8,917,348	83,355,605	
Amortization expense	-	281,854	892,159	320,882	317,574	1,855,114	567,488	396,289	4,631,360	
Disposals	-	-	-	(285,843)	(11,734)	(251,463)	(89,321)	(43,470)	(681,831)	
	-	3,425,748	12,357,223	4,060,232	4,656,159	37,219,299	16,316,306	9,270,167	87,305,134	
Net book value	\$ 66,277,337	\$ 4,216,131	\$ 26,119,824	\$ 2,496,632	\$ 1,794,432	\$ 82,905,216	\$ 26,535,022	\$ 19,909,423	\$ 230,254,017	

Statistical Analysis

Population

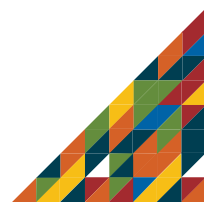


Places of Work of City of Langley Residents

Location	Residents %	
Langley Township	2,610	20.73
Surrey	2,665	21.17
City of Langley*	2,660	21.13
Vancouver	410	3.26
Richmond	435	3.46
Delta	335	2.66
Burnaby	440	3.49
Abbotsford	345	2.74
Coquitlam	140	1.11
Other	530	4.21
No Fixed Workplace	2,020	16.04
Total	12,590	100.00

*Includes 570 who worked at home

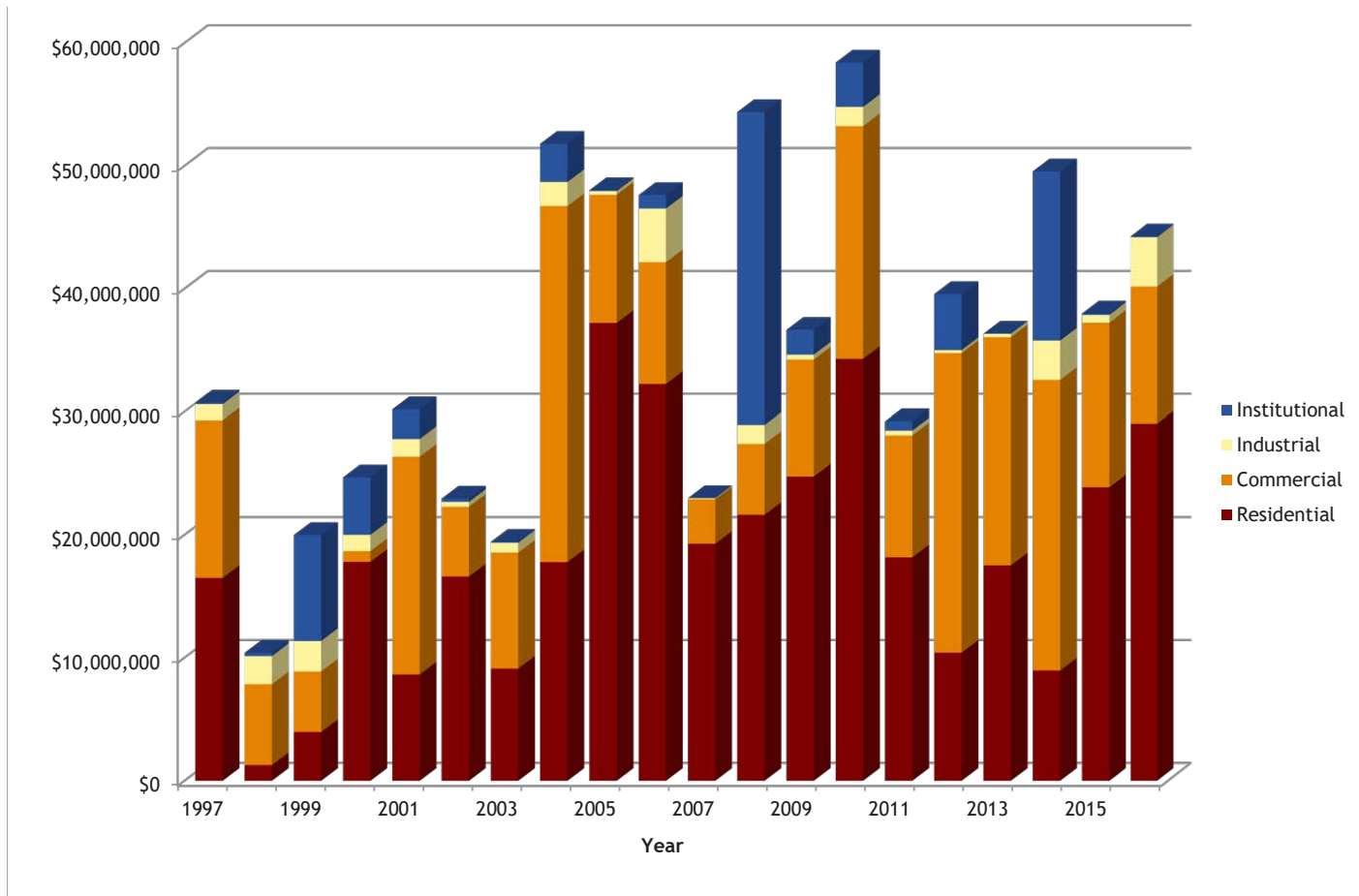
Source: 2011 National Household Survey



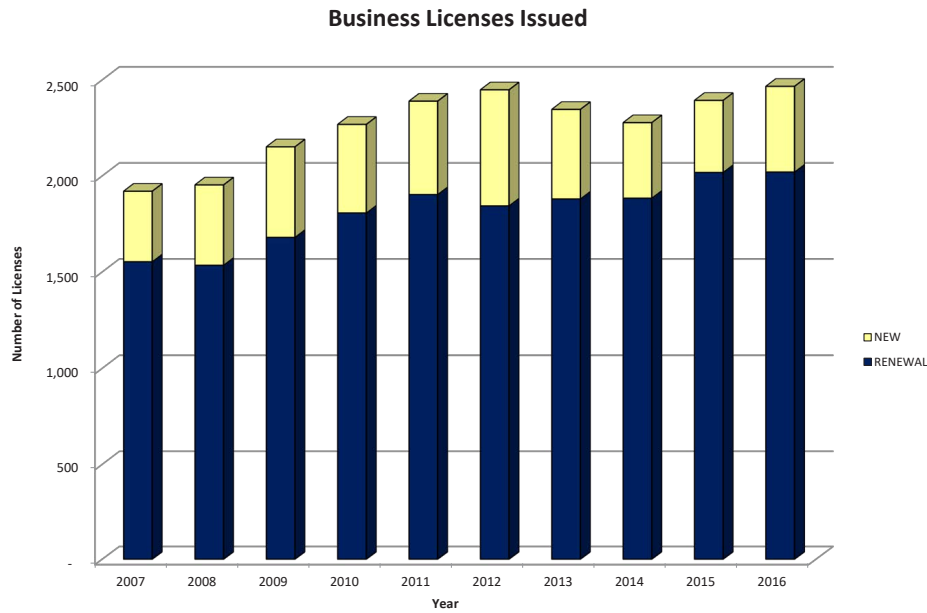
Largest Private Employers 2016

Rank	Name of Employer	Sector	Number of Employees
1	CASCADES CASINO, COAST HOTEL & CONVENTION CENTRE	ENTERTAINMENT, HOSPITALITY	550
2	CKF INCORPORATED	PLASTICS MANUFACTURING	250
3	CANADA SAFEWAY	RETAIL- SUPERMARKET	207
4	THE BAY	RETAIL - DEPARTMENT STORE	180
5	SEARS CANADA INC.	RETAIL - DEPARTMENT STORE	180
6	SAVE ON FOODS	RETAIL- SUPERMARKET	131
7	PRESTON CHEVROLET BUICK GMC CADILLAC LTD.	RETAIL- AUTOMOTIVE	104
8	IPEX INC.	PLASTICS MANUFACTURING	100
9	CORVISTA ENTERPRISES	BUSINESS SERVICES	85
10	MARSHALLS/TJX CANADA	RETAIL - DEPARTMENT STORE	82

Building Permit Values

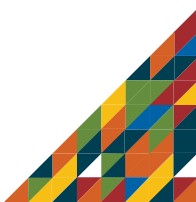


Business Licences Issued

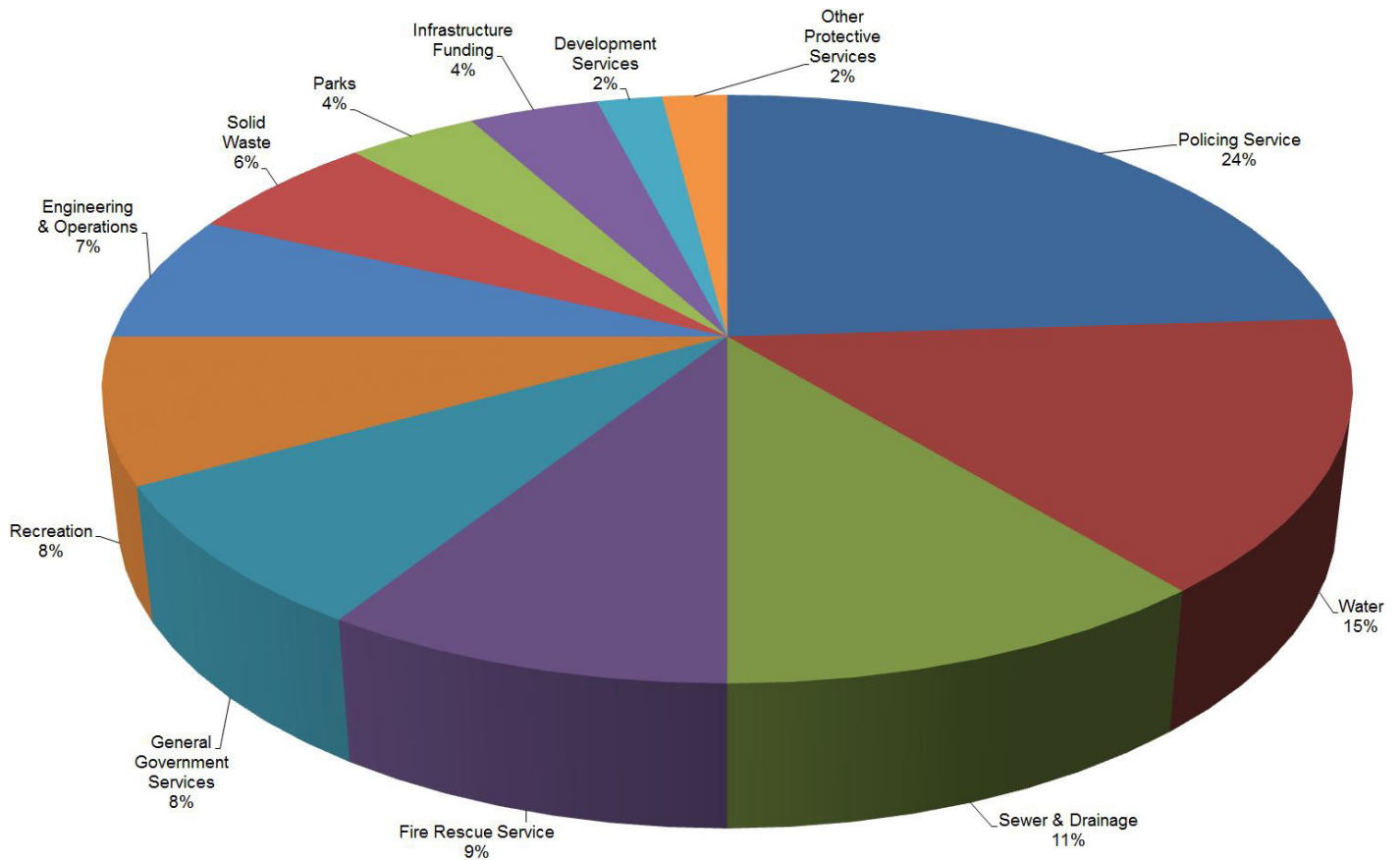


2016 Permissive Tax Exemptions

Anglican Parish Church	\$15,214
Bridge Community Church	5,330
Church of the Nazarene	13,687
City of Langley	106,092
Evangelical Free Church	18,746
Global School Society	5,886
Governing Council of the Salvation Army	3,299
Ishtar Transition Housing	4,389
Langley Association for Community Living	15,162
Langley Care Society	88,350
Langley Community Music School	48,934
Langley Community Services	13,280
Langley Hospice Society	5,594
Langley Lawn Bowling (Outdoor)	22,286
Langley Seniors Resource Society	44,986
Langley Stepping Stones	7,266
Langley United Church	10,507
New Apostolic Church	3,778
Roman Catholic Church	43,998
Southgate Christian Fellowship Church	27,275
Vineyard Christian Fellowship Church	19,515
Total Permissive Tax Exemptions	\$523,574



Where Do Your Taxes Go?



Policing Service	24%	\$ 58.01
Water	15%	36.07
Sewer & Drainage	11%	25.73
Fire Rescue Service	9%	21.95
General Government Services	8%	19.76
Recreation	8%	17.75
Engineering & Operations	7%	15.52
Solid Waste	6%	15.00
Parks	4%	10.27
Infrastructure Funding	4%	10.19
Development Services	2%	5.43
Other Protective Services	2%	4.50
		<u>\$ 240.18</u>

Civic Facilities



Langley City Hall

20399 Douglas Crescent
Langley, BC, V3A 4B4

Phone: 604.514.2800
Fax : 604.530.4371



Timms Community Centre

20399 Douglas Crescent
Langley, BC, V3A 4B4

Phone: 604.514.2940



FVRL Langley City Library

20399 Douglas Crescent
Langley, BC V3A 4B3

Phone: 604.514.2850
Fax: 604.534.2985



Douglas Recreation Centre

20550 Douglas Crescent
Langley, BC, V3A 4B3

Phone: 604.514.2865
Fax: 604.530.8596



Al Anderson Memorial Pool

4949 207 Street
Langley, BC

Phone: 604.514.2860



Langley City Fire Hall

5785 203 Street
Langley, BC, V3A 9L9

Phone: 604.514.2880
Fax: 604.530.3853



Langley City Operations Centre

5713 198 Street
Langley, BC, V3A 1G5

Phone: 604.514.2910
Fax: 604.530.1276



Langley City Community Police Office

20408 Douglas Crescent
Langley, BC, V3A 4B4

Phone: 604.514.2870
Fax: 604.530.4422



Langley City Parks Operations Centre

5653 198 Street
Langley, BC

Phone: 604.514.2912





CITY OF
LANGLEY



20399 Douglas Crescent
Langley, BC, Canada V3A 4B3

Phone: 604.514.2800
Fax: 604.530.4371
www.city.langley.bc.ca

